

**PB# 90-31**

**C & R ENTERPRISES**

**32-2-25 & 29**

File as C & R Enterprises / Victoria Hills

Approved 10-10-00



# General Receipt

11451

**TOWN OF NEW WINDSOR**

555 Union Avenue  
New Windsor, N. Y. 12550

June 20 19 90

Received of C & R Enterprises

\$ 25. <sup>00</sup>/<sub>xx</sub>

Twenty-five and

00

DOLLARS

For P.B. Application Fee #90-31

DISTRIBUTION

FUND	CODE	AMOUNT
CR# 119		25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline H. Townsend  
es

Town Clerk

Title

# General Receipt

11456

**TOWN OF NEW WINDSOR**

555 Union Avenue  
New Windsor, N. Y. 12550

June 21 19 90

Received of Town Clerk

\$ 1,350. <sup>00</sup>/<sub>xx</sub>

One Thousand three Hundred fifty

00

DOLLARS

For C & R Enterprises Planning Board #90-31 Subdivision Escrow

DISTRIBUTION

FUND	CODE	AMOUNT
CR# 121		550.00
CR# 120		800.00
		<u>\$1,350.00</u>

Williamson Law Book Co., Rochester, N. Y. 14609

By Whi  
Capitell

Title

CR# 119	25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline N. Townsend  
Town Clerk  
 Title

## General Receipt

11456

### TOWN OF NEW WINDSOR

555 Union Avenue  
 New Windsor, N. Y. 12550

June 21 19 90

Received of Town Clerk \$ 1,350.00

One Thousand three Hundred fifty — 00 DOLLARS

For C&R Enterprises  
Planning Board # 90-31 Subdivision Escrow

#### DISTRIBUTION

FUND	CODE	AMOUNT
CR# 121		550.00
CR# 120		800.00
		<u>\$1,350.00</u>

By W. H. Capital  
 Title

Nick Sr.  
283-2165 Cell Phone

10/25/99  
~~Need easements~~  
~~Private Rd. Maint. Agreement~~

Nick  
505-6690  
x 202

County File No. **WT 34 90 M**

**COUNTY PLANNING REFERRAL**

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of C&R Enterprizes  
for a Site Plan - Within 500' of NYS St. Variance  
County Action: Local Determination

**LOCAL MUNICIPAL ACTION**

The Above-cited application was:

Denied ..... Approved .....

Approved subject to County recommendations

.....  
(Date of Local Action)

.....  
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.



America the Beautiful USA **15**

**ORANGE COUNTY DEPARTMENT OF PLANNING  
AND DEVELOPMENT**

**124 Main Street**

**Goshen, N.Y. 10924**

New York City:  
*Manhattan Skyline*

Map Number 209-00 City [ ]  
Section 32 Block 2 Lot 25, 29, 1 Town [X] Village [ ] New Windsor  
+ 29.2  
Title: C+R Enterprises Inc.

Dated: 7-1-99 Filed 10-27-00

Approved by James Petro Jr.

on 10-10-00

Record Owner Raiani, Philip + Guiomar

Lot Line Chg + Sub  
5 Sheets

DONNA L. BENSON  
Orange County Clerk

T/B notes  
8/4/99

(10)

*Ag*

**MOTION- ESTABLISH PERFORMANCE BOND-C & R ENTERPRISES**

Motion by Council T seconded by Council G that the Town Board of the Town of New Windsor establish a Performance Bond for C & R Enterprises in the amount of \$457,935.00 plus a 4% inspection fee of \$18,317.40, to complete the necessary improvements to the town's water and sewer lines and a roadway to serve the subdivision. As per the recommendation of McGoey, Hauser and Edsall Consulting Engineers, P.C., under the date of August 2, 1999.

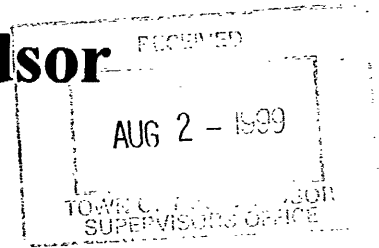
ROLL CALL: *Old Angus*

MOTION CARRIED: 5-0



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693



## Engineer for the Town

August 2, 1999

Town of New Windsor Town Board  
555 Union Avenue  
New Windsor, NY 12553

ATTENTION: GEORGE J. MEYERS, SUPERVISOR

SUBJECT: PERFORMANCE BOND FOR: C & R ENTERPRISES SUB.  
MOORES HILL ROAD #90-31

Dear Supervisor Meyers:

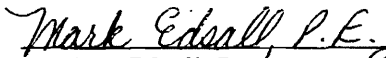
Please be advised that Zimmerman Engineering, representing C & R Enterprises Subdivision, has submitted a cost estimate for public improvements required to complete the necessary improvements to the town's water and sewer lines and roadway to serve the subdivision.

In line with our review, we have modified the cost estimate and recommend that the Performance Bond be established in the amount of:

Bond:	<b>\$457,935.00</b>
4% Inspection Fee	<b>\$18,317.40</b>

We are hopeful that the above is acceptable to the Town Board, however, if you should have any additional questions, please contact our office:

Respectfully submitted,

  
Mark J. Edsall, P.E.,  
Engineer for the Town

Cc: Town Board Members  
James Pullar, Highway Superintendent  
Philip Crotty, Attorney for the Town  
Michael Babcock, Building Inspector



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

- ☐ **Main Office**  
45 Quessaick Ave. (Route 9W)  
New Windsor, New York 12653  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@ptd.net

*Descriptions*

**MEMORANDUM**

**(via fax)**

**19 October 1999**

**TO: MYRA MASON, P.B. SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: C&R ENTERPRISES SUBDIV. (P.B. # 90-31)**

*MJE*

I received new some new descriptions for the subject application. What I received was a copy of the letter dated 10/8/99 addressed to you.

Gerry Zimmerman changed four documents. Items 2,3 and 4 on his letter appear to be correctly resolved. The corrected descriptions were attached to the letter.

*Correct#*  
Item 1 in Gerry's letter was something we didn't request. Course 11 has been changed to read 72.33'. My latest plan reads 77.33'. We will need a note from Gerry stating that the 72.33' is correct and the plans submitted for stamp of approval and filing must be corrected to reflect this distance.

Once we have all this resolved, I will forward a copy of the final time printout for our office.

Myra101999.doc

Cc: Gerry Zimmerman (via fax - 782-3148)





**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
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- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** C & R ENTERPRISES SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD AND RILEY ROAD  
**PROJECT NUMBER:** 90-31  
**DATE:** 13 FEBRUARY 1991  
**DESCRIPTION:** THE APPLICANT HAS SUBMITTED A PLAN FOR THE  
SUBDIVISION OF A 9.5 +/- ACRE PARCEL INTO TEN (10)  
SINGLE-FAMILY RESIDENTIAL LOTS. THIS REVISED  
CONFIGURATION WAS REVIEWED ON A CONCEPT BASIS  
ONLY.

1. The Board should note that this subdivision layout plan is significantly different than the previously submitted plan.

The previous layout involved the development of two (2) dead-end Town roads and a single individual driveway access to Riley Road. A total of fourteen (14) lots were involved with that layout.

This new configuration involves one (1) roadway (it is not clear if same is proposed as private or public), and four (4) individual driveway accesses to Moores Hill Road, and one (1) individual driveway access to Riley Road. A total of ten (10) lots are proposed with this new configuration.

2. The Board should note the comment from the Town Highway Superintendent, indicating concern that "too many driveways" are coming onto Moores Hill Road. The Highway Superintendent believes this is a dangerous situation. He continues to believe that the development road should be a "loop" configuration. In addition, the Highway Superintendent indicates that provisions must be made for roadway drainage.
3. The Board should note that the bulk information has been revised to reflect the availability of central sewer, without central water. The required bulk information is correct, with the exception of development coverage, which is limited to 15%.

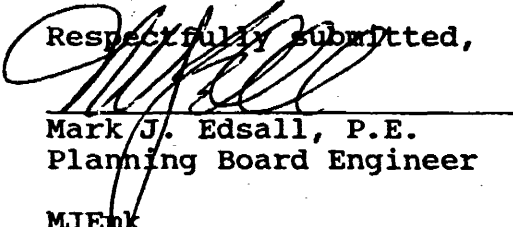
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: C & R ENTERPRISES SUBDIVISION  
PROJECT LOCATION: MOORES HILL ROAD AND RILEY ROAD  
PROJECT NUMBER: 90-31  
DATE: 13 FEBRUARY 1991

4. The Board should note that Lots 2 and 3 are being provided street frontage by virtue of a "flared" property section on Moores Hill Road, with these lots being of a "flag lot" configuration. The Board may wish to discuss this configuration.
5. After the Board has reviewed the application and has granted sketch plan approval for a particular concept arrangement, I will continue with an engineering review of the project. Until such time that a concept plan is approved, detailed engineering review is inappropriate.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEhk

A:C&R.mk



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

21 May 1993

**SUBJECT: C & R ENTERPRISES MAJOR SUBDIVISION  
TOWN OF NEW WINDSOR, NEW YORK (P/B REF. NO. 90-31)**

**To All Involved Agencies:**

The Town of New Windsor Planning Board has had placed before it an Application for a lot line change and major subdivision for the C & R Enterprises, Inc. project located off Moores Hill Road and Riley Road within the Town. The project involves the major subdivision of a 9.5 +/- acre parcel into ten (10) single-family residential lots, as well as a lot line change with the adjoining 3.5 +/- acre parcel. It is the opinion of the Town of New Windsor Planning Board that the action is a unlisted action under SEQRA.

This letter is written as a request for Lead Agency coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12553, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

All Involved Agencies  
Page 2,  
C & R Enterprises

Attached hereto is a copy of Sheets 1 and 2 of the preliminary subdivision plans, with location plan, for your reference. A copy of the Full Environmental Assessment Form (Part I) submitted for the project is also included.

Your attention in this matter would be most appreciated. Should you have any questions concerning this project, please do not hesitate to contact the undersigned at (914) 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



MARK J. EDSALL, P.E.  
PLANNING BOARD ENGINEER

Enclosure

cc: NYS Department of Environmental Conservation, New Paltz  
New York State Parks, Recreation and Historic Preservation  
Orange County Department of Health  
Town of New Windsor Supervisor (w/o encl)  
Town of New Windsor Town Clerk  
Orange County Department of Planning  
State Clearing House Administrator  
NY District Office, US Army Corp. of Engineers  
Applicant (w/o encl)  
Planning Board Chairman  
Planning Board Attorney (w/o encl)

A:C&R.mk

**ZIMMERMAN**  
**ENGINEERING & SURVEYING, P.C.**

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

*P.B. # 90-31*

January 21, 1992

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, NY 12550

Attn.: Mr. Carl Scheifer, Planning Board Chairman

Re: **SKETCH PLAN REVIEW**  
Realty Subdivision for  
C & R Enterprises, Inc.  
9 proposed lots  
Moores Hill Road & Riley Road

Dear Mr. Scheifer:

This project was last before the planning board on March 27 1991 and a site inspection was conducted by the planning board members on September 5, 1990. On June 18, 1991 we attended a work shop session with the Planning Board Engineer, the Building Inspector and the Fire Chief of the town of New Windsor.

The following comments have been numbered to correspond to the numbering system used by the Planning Board Engineer in his review letter dated March 27, 1991.

**Items 1 & 2.** The latest plan revised January 17, 1992 indicates nine (9) single family residential building lots with two (2) proposed private roads. The Zoning Data Table has been revised to indicate the bulk lot requirements for lots serviced central municipal sewers and individual private wells.

**Item 3.** The Subdivision Plat shown on sheet 1 of 3 indicates the calculated total lot area for each of the lots 1 thru 9, minus the private road easement area for lots 1 thru 8, minus the cross lot sewer easement area on lot 3. Also noted is the net lot area free from easements, all lots shown meet or exceed the required minimum lot area

*90-31*

Mr. Carl Scheifer  
Planning Board Chairman  
C & R Enterprises Subd.

(2)

Jan. 21, 1992

**Item 4.** Lot 7 has been revised to comply with the minimum road frontage requirement of 60 feet. Since we have indicated all building setback lines (building envelope) for each of the proposed lots, we feel a bulk table showing "proposed values for each lot" would not serve a purpose noting the actual building sizes and locations are subject to change. The actual building size, location and compliance with setback regulations will be verified on the individual plot plans prior to issuance of a building permit.

**Item 5.** A detailed grading plan has been provided which indicates the average driveway grade falls into the range of 3% to 6% and no driveway is greater than 10%.

**Item 6.** We have coordinated with the Town of New Windsor Highway Superintendent and he has approved of the proposed locations of the private road intersections along Moores Hill Road as shown on this plan. Existing sight distances have been indicated on the plan for both intersections.

**Item 7.** In regard to easements required for the maintenance and access to the proposed sewer lines, it is proposed that the easements noted as private roads and the cross lot easement on lot number 3 are to be irrevocably offered to the Town of New Windsor for the sole purpose of sewer main maintenance (see note 1 on sheet 2 of 3).

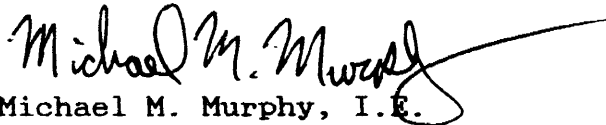
**Items 8, 9 & 10.** No comment.

Enclosed please find the following materials:

14 sets of plans, last revised: January 17, 1992

We request this matter be placed on the next available Planning Board Agenda for consideration of sketch plan approval. We thank you for your attention to this matter.

Sincerely  
ZIMMERMAN ENGINEERING & SURVEYING, P.C.

  
Michael M. Murphy, I.E.  
Project Engineer

cc. C & R Enterprises  
file



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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(717) 296-2765

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** C & R ENTERPRISES SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD AND RILEY ROAD  
**PROJECT NUMBER:** 90-31  
**DATE:** 13 JANUARY 1993  
**DESCRIPTION:** THE APPLICANT HAS SUBMITTED A PLAN FOR THE MAJOR SUBDIVISION OF THE 9.3 +/- ACRE PARCEL INTO TEN (10) SINGLE-FAMILY RESIDENTIAL LOTS. THE APPLICATION ALSO INVOLVES A LOT LINE CHANGE BETWEEN LOTS 25 AND 29 OF SECTION 32, BLOCK 2.

1. At this time, the Applicant has responded to all previous comments and requests for additional information, with the exception of the outstanding issue regarding the construction of the retaining walls. We had requested that the Applicant contact the Town Highway Superintendent to discuss the details of the retaining wall construction. As well, the undersigned indicated concern with regard to the possible need for a construction easement if the retaining wall is constructed immediately at the property line. To my knowledge, these issues, regarding the retaining walls, have not been resolved.

In addition to the above, it should be confirmed that the Highway Superintendent has agreed to the irregular right-of-way dedication for the roadway as it accesses Riley Road (i.e. the hatched area).

2. Some minor corrections which should be made to the plan are as follows:
  - a. The non-residential lot (existing Tax Lot 29) should not be identified as Lot 11. This is not a lot of this subdivision, rather, same is an existing lot.
  - b. On Sheet 1, the note indicating the conveyance of the hatched area should be corrected to note the lot numbers correctly.
  - c. Sheet 1 should indicate the pre-lot line and post-lot line areas of each existing tax lot.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**-2-**

**PROJECT NAME: C & R ENTERPRISES SUBDIVISION**  
**PROJECT LOCATION: MOORES HILL ROAD AND RILEY ROAD**  
**PROJECT NUMBER: 90-31**  
**DATE: 13 JANUARY 1993**

3. The Board may wish to consider scheduling this application for the required Public Hearing, with the understanding that the corrections noted above will be made.
4. I recommend that the Board authorize the circulation of a Lead Agency Coordination Letter, to begin the SEQRA process. It is my suggestion that the Applicant prepare a Full Environmental Assessment Form for the project, providing the necessary copies of same with copies of the subdivision plans, for circulation with the Lead Agency Coordination Letter.

Respectfully submitted,

  
Mark J. Esail, P.E.  
Planning Board Engineer

MJE:mk

A:C&R.mk



"Public Hearing"

RESULTS OF P.B. MEETING

DATE: June 9, 1993

PROJECT NAME: C & R Enterprises PROJECT NUMBER 90-31

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M) ✓ S) ✓ VOTE: A 5 N 0

\* M)     S)     VOTE: A     N    

CARRIED: YES ✓ NO    

\* CARRIED: YES:     NO    

\*\*\*\*\*

PUBLIC HEARING: M) ✓ S) ✓ VOTE: A 5 N 0

WAIVED: YES     NO    

(to Adjourn)  
till 6/23/93 meeting

SEND TO OR. CO. PLANNING: M)     S)     VOTE: A     N     YES     NO    

SEND TO DEPT. OF TRANSPORT: M)     S)     VOTE: A     N     YES     NO    

DISAPP: REFER TO Z.B.A.: M)     S)     VOTE: A     N     YES     NO    

RETURN TO WORK SHOP: YES     NO    

APPROVAL:

M)     S)     VOTE: A     N     APPROVED:    

M)     S)     VOTE: A     N     APPR. CONDITIONALLY:    

NEED NEW PLANS: YES     NO    

DISCUSSION/APPROVAL CONDITIONS:    

Put on next agenda



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
**NEW YORK DISTRICT, CORPS OF ENGINEERS**  
**JACOB K. JAVITS FEDERAL BUILDING**  
**NEW YORK, N.Y. 10278-0090**

28 JUN 1993

Regulatory Branch

SUBJECT: Army Corps of Engineers Jurisdiction/SEQR Process  
for C & R Enterprises, Inc.

Mr. Mark J. Edsall, P.E.  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Dear Mr. Edsall:

This letter is in response to your correspondence of May 21, 1993, regarding the proposed subdivision of the Lands of C & R Enterprises in the Town of New Windsor, Orange County, New York.

The New York District Army Corps of Engineers does not take a position for or against lead agency selection in the New York State SEQR process. It should be noted, however, that activities on this site may require a Department of the Army Permit.

The Army Corps of Engineers regulates activities that include dredging or construction activities in or over any navigable waters of the United States, the placement of any dredged or fill material in any waters of the United States (including coastal or inland wetlands) or the accomplishment of any work affecting the course, location, condition or capacity of such areas. Such activities may require a Department of the Army permit, in accordance with 33 CFR 320-330.

Most waterbodies, including wetlands, intermittent streams and natural drainage courses, are considered to be waters of the United States. Currently, the State of New York Department of Environmental Conservation (NYSDEC) recognizes and maps state fresh water wetlands as those wetland areas that are 12.4 acres or more and/or are ecologically unique. A NYSDEC determination classifying an area as a non-state regulated wetland does not free a property owner from his or her obligations under the Clean Water Act; the Corps regulates the discharge of dredged or fill material into all freshwater wetlands, regardless of size.

To remain out of Department of the Army jurisdiction completely, we recommend that the applicant limit the project to those areas upland of any waters or wetlands of the United States. Not only is this environmentally sound, but it could potentially save the applicant considerable time and expense while attempting to obtain necessary federal, state or local permits.

If fill material is contemplated to be placed within those areas of Corps jurisdiction, the extent of these waters of the United States needs to be delineated according to the Federal Methodology, which requires the evaluation of features including the hydrology, the vegetation, and the soils present on the site.

The current method for delineating Army Corps of Engineers jurisdictional wetlands is in accordance with the "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1. A copy of the manual may be obtained from the National Technical Information Service by calling (703) 487-4650.

When the delineation has been accomplished, the applicant should supply a wetland delineation report to the New York District, including wetland data sheets, a site map that shows flag numbers and surveyed lines, and photographs of the site. In addition, the applicant should submit a detailed description of the proposed construction activities listing the individual fill requirements (in acres) within waters of the U.S., and specifying the total numbers of acres of waters of the U.S. proposed to be lost or substantially modified.

If you have any questions, please contact Brian Orzel, of my staff, at (212) 264-0183.

Sincerely,

A handwritten signature in dark ink, appearing to read "George Mieves", written in a cursive style.

George Mieves  
Chief, Western Permits Section

MEMORANDUM

TO: TOWN OF NEW WINDSOR TOWN BOARD

ATTENTION: GEORGE GREEN, SUPERVISOR

FROM: JAMES R. PETRO, CHAIRMAN  
NEW WINDSOR PLANNING BOARD

DATE: JULY 13, 1993

SUBJECT: C & R ENTERPRISES SUBDIVISION - PUBLIC HEARING

On June 9, 1993 and June 23, 1993 the New Windsor Planning Board held a public hearing for C & R Enterprises subdivision located between Riley and Moores Hill Roads in the Town of New Windsor (map attached). At that meeting several property owners from the surrounding area voiced their concerns with regard to the water supply in this area.

Please find attached for your review the minutes of this public hearing. If you have any further questions, please contact our office.

Very truly yours,

James R. Petro, Jr.  
James R. Petro, Jr., Chairman  
New Windsor Planning Board

mlm

cc: Mark Edsall, P.E. - P.B. Engineer  
Michael Murphy - Zimmerman Engineering  
Planning Board File #90-31

Continuation of Public Hearing

RESULTS OF P.B. MEETING

DATE: June 23, 1993

PROJECT NAME: C<sup>2</sup>R Enterprises PROJECT NUMBER 90-31

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)    S)    VOTE: A    N   

\* M)    S)    VOTE: A    N   

CARRIED: YES    NO   

\* CARRIED: YES:    NO   

\*\*\*\*\*

PUBLIC HEARING: M) ✓ S)    VOTE: A 4 N 0 Closed  
to Close

~~WAIVED: YES    NO~~

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M)    S)    VOTE: A    N    APPR. CONDITIONALLY:   

NEED NEW PLANS: YES    NO   

DISCUSSION/APPROVAL CONDITIONS:   

P.B. to send a letter T.B. informing them of  
the concerns voiced here tonight.

6/23/93

Continuation of P.H. for 90-31 - C+R

- ① Frank Janotti - Browns Dr. Re: <sup>①</sup>Where is Traffic exit + <sup>②</sup>Well Water <sup>③</sup>Size of homes
- ② Curt Williams - 400 Riley Rd - <sup>to proj in</sup> S.D. #19? Can they hook up / maintain
- ③ B. Puce - Weather Oak Hill - What are alternatives - <sup>sewer</sup> or Septic Housing types.
- ④ Jim Walker - " " " - Re: Water supply
- ⑤ Brian Butler - Moores Hill Rd. - Re: Water supply

⑥

9/28/00  
cc: MJE

**ZIMMERMAN**  
**ENGINEERING & SURVEYING, P.C.**

---

148 Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

October 8, 1999

Ms. Myra Mason  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

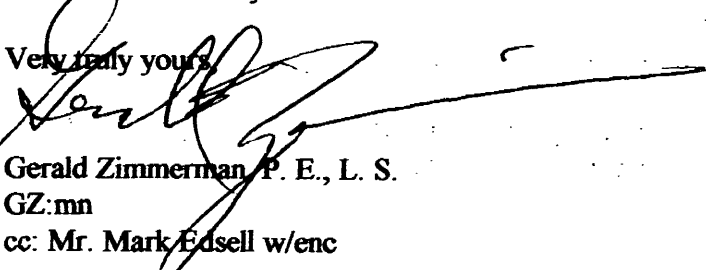
Re: C & R Enterprises, Inc. (PB# 90-31)  
Mark Edsell memorandum dated 9/30/99  
Our Job No. 90015

Dear Ms. Mason:

In response to Mark Edsell's memo we are forwarding the following:

- 1) Description of Lisa Lane (Proposed Road) to be dedicated to the Town of New Windsor for municipal purposes, last revised 10/5/99 - revised course No. 11 to read 72.33'
- 2) Description of Parcel of land to be dedicated to the town of New Windsor located within the pavement and proposed right-of-way of Moores Hill Road, last revised 10/5/99 - revised course No 6 as requested.
- 3) Description of Storm Drainage Easement on Lot No. 5 of proposed subdivision for C & R Enterprises, Inc. - revised course No. 1 & course No. 4.
- 4) Description of Part of Tax Lot Section 32 Block 2 Lot 29 to be conveyed to adjoining parcel, Tax Lot Section 32 block 2 Lot 25, last revised 10/5/99 - revised course No. 4. We are aware that this overlaps with road dedication. It was separated to accomplish; first the initial transfer of this parcel to C & R Enterprises and second to have a description for the entire roadway.

Very truly yours,



Gerald Zimmerman, P. E., L. S.

GZ:mn

cc: Mr. Mark Edsell w/enc

# ZIMMERMAN

## ENGINEERING & SURVEYING, P.C.

148 Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

Our Job No. 90015

July 15, 1998

Rev: Oct. 5, 1999

DESCRIPTION  
OF  
LISA LANE (PROPOSED ROAD) TO BE DEDICATED  
TO THE TOWN OF NEW WINDSOR FOR MUNICIPAL PURPOSES  
C & R ENTERPRISES, INC. SUBDIVISION  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

BEGINNING at a point located at the southwesterly corner of the intersection of Riley Road and Old Little Britian Road, said point also being the northeasterly property corner of Tax Lot Section 32 Block 2 Lot 29.

The following course and distance.

South 18 degrees 11 minutes 13 seconds East for 450.64'

TO THE POINT OR PLACE OF BEGINNING; Thence,

1. On a curve to the left having a radius of 25.00' and a arc length of 39.27'; Thence,
2. On a curve to the right having a radius of 136.92' and a arc length of 94.00'; Thence,
3. On a course North 68 degrees 51 minutes 17 seconds West for 86.08' to a point; Thence,
4. On a curve to the left having a radius of 75.00' and a arc length of 148.74'; Thence,
5. On a course South 02 degrees 28 minutes 53 seconds East for 250.00' to a point; Thence,
6. On a curve to the right having a radius of 122.33' and a arc length of 172.36'; Thence,
7. On a course South 78 degrees 14 minutes 48 seconds West for 369.18' to a point; Thence,
8. On a curve to the right having a radius of 62.50' and a arc length of 285.57'; Thence,
9. On a curve to the left having a radius of 25.00' and a arc length of 35.69'; Thence,
10. On a course North 78 degrees 14 minutes 48 seconds East for 282.58' to a point; Thence,



continued

**DESCRIPTION  
OF  
LISA LANE (PROPOSED ROAD) TO BE DEDICATED  
TO THE TOWN OF NEW WINDSOR FOR MUNICIPAL PURPOSES  
C & R ENTERPRISES, INC. SUBDIVISION  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK**

11. On a curve to the left having a radius of 72.33' and a arc length of 101.92; Thence,
12. On a course North 02 degrees 28 minutes 53 seconds West for 250.00' to a point; Thence,
13. On a curve to the right having a radius of 125.00' and a arc length of 247.90; Thence,
14. On a course South 68 degrees 51 minutes 17 seconds East for 86.08' to a pont; Thence,
15. On a curve to the left having a radius of 86.92' and a arc length of 59.67'; Thence,
16. On a curve to the left having a radius of 25.00' and a arc length of 39.27'; Thence,
17. On a course South 18 degrees 11 minutes 13 seconds East for 100.00' TO THE POINT  
OR PLACE OF BEGINNING and containing 67,498 square feet more or less.

# ZIMMERMAN

## ENGINEERING & SURVEYING, P.C.

148 Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

Our Job No. 90015

July 15, 1998

May 4, 1999 Rev.1

Rev: Oct. 5, 1999

DESCRIPTION  
OF  
A PARCEL OF LAND TO BE DEDICATED TO THE TOWN  
OF NEW WINDSOR LOCATED WITHIN THE PAVEMENT  
AND PROPOSED RIGHT-OF-WAY OF MOORES HILL ROAD  
C & R ENTERPRISES, INC. SUBDIVISION  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

BEGINNING at a point located at the southwesterly corner of the intersection of Riley Road and Old Little Britian Road, said point also being the northeasterly property corner of Tax Lot Section 32 Block 2 Lot 29.

The following courses and distances

1. South 71 degrees 45 minutes 37 seconds West for 244.43'.
2. South 38 degrees 07 minutes 39 seconds West for 238.19'.

TO THE POINT OR PLACE OF BEGINNING; Thence,

1. On a course South 38 degrees 07 minutes 37 seconds West for 128.94' to a point; Thence,
2. On a course South 51 degrees 17 minutes 27 seconds West for 148.40' to a point; Thence,
3. On a course South 47 degrees 15 minutes 27 seconds West for 233.24' to a point; Thence,
4. On a course South 43 degrees 47 minutes 17 seconds West for 194.49' to a point; Thence,
5. On a course North 52 degrees 35 minutes 31 seconds West for 25.27' to a point; Thence,
6. On a course North 39 degrees 25 minutes 16 seconds East for 99.72' to a point; Thence,
7. On a course North 48 degrees 14 minutes 16 seconds East for 230.00' to a point; Thence,
8. On a course North 50 degrees 15 minutes 16 seconds East for 247.80' to a point; Thence,
9. On a course North 35 degrees 56 minutes 02 seconds East for 121.58' to a point; Thence,

continued

**DESCRIPTION  
OF  
A PARCEL OF LAND TO BE DEDICATED TO THE TOWN  
OF NEW WINDSOR LOCATED WITHIN THE PAVEMENT  
AND PROPOSED RIGHT-OF-WAY OF MOORES HILL ROAD  
C & R ENTERPRISES, INC. SUBDIVISION  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK**

10. On a course South 68 degrees 51 minutes 17 seconds East for 26.38' TO THE POINT OR PLACE OF BEGINNING and containing 16,486 square feet more or less.

# ZIMMERMAN

## ENGINEERING & SURVEYING, P.C.

148 Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

Our Job No. 90015

July 15, 1998

Rev: Oct. 5, 1999

DESCRIPTION  
OF  
STORM DRAINAGE EASEMENT ON LOT NO. 5  
OF PROPOSED SUBDIVISION FOR C & R ENTERPRISES, INC.  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

BEGINNING at a point located at the southerly right-of-way of Moores Hill Road, said point the northwesterly property corner of Tax Lot Section 32 Block 2 Lot 25, said point also being the northeasterly property corner of Tax Lot Section 32 Block 2 Lot 23.

The following courses and distances,

1. On a course North 43 degrees 47 minutes 17 seconds East for 154.49' to a point; Thence,
2. On a course South 37 degrees 03 minutes 35 seconds East for 182.49' to a point; Thence,
3. On a curve to the left having a radius of 62.50' and a arc length of 95.35' TO THE POINT OR PLACE OF BEGINNING; Thence,
1. On a course South 55 degrees 31 minutes 56 seconds West for 149.46' along the common property line between lots 5 & 6; Thence,
2. On a course North 55 degrees 37 minutes 33 seconds West for 8.00' to a point; Thence,
3. On a course North 15 degrees 50 minutes 03 seconds West for 2.68' to a point; Thence,
4. On a course North 55 degrees 31 minutes 56 seconds East for 152.30' to a point; Thence,
5. On a curve to the left having a radius of 62.50' and a arc length of 10.04' TO THE POINT OR PLACE OF BEGINNING and containing 1,514 square feet more or less.

# ZIMMERMAN

## ENGINEERING & SURVEYING, P.C.

148 Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

Our Job No. 90015

July 15, 1998

May 4, 1999 Rev. 1

Rev: Oct. 5, 1999

DESCRIPTION  
OF PART OF  
TAX LOT SECTION 32 BLOCK 2 LOT 29  
TO BE CONVEYED TO ADJOINING PARCEL  
TAX LOT SECTION 32 BLOCK 2 LOT 25  
C & R ENTERPRISES, INC. SUBDIVISION  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

BEGINNING at a point located at the southwesterly corner of the intersection of Riley Road and Old Little Britian Road, said point also being the northeasterly property corner of Tax Lot Section 32 Block 2 Lot 29.

The following course and distance.

South 18 degrees 11 minutes 13 seconds East for 495.03'

TO THE POINT OR PLACE OF BEGINNING; Thence,

1. On a course North 68 degrees 51 minutes 17 seconds West for 340.95' to a point; Thence,
2. On a curve to the right having a radius of 125.00' and a arc length of 124.23'; Thence,
3. On a course South 68 degrees 51 minutes 17 seconds East for 86.08' to a point; Thence,
4. On a curve to the left having a radius of 86.92' and a arc length of 59.67'; Thence,
5. On a curve to the left having a radius of 25.00' and a arc length of 39.27'; Thence,
6. On a course South 18 degrees 11 minutes 13 seconds East for 144.39' TO THE POINT OR PLACE OF BEGINNING and containing 17,815 square feet more or less.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**REVIEW NAME:** C & R ENTERPRISES SUBDIVISION  
**PROJECT LOCATION:** OFF RILEY ROAD  
SECTION 32-BLOCK 2-LOTS 25 AND 29  
**PROJECT NUMBER:** 90-31  
**DATE:** 8 JANUARY 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES A LOT LINE CHANGE IN CONJUNCTION WITH A TEN (10) LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THIS APPLICATION HAS BEEN REVISED AT NUMEROUS BOARD MEETINGS SINCE JUNE 1990.

1. As indicated above, this application has been in review for approximately 6-1/2 years. At this time, the Applicant has received the necessary approvals from the New York State Department of Environmental Conservation (sewer extension), and Orange County Department of Health (watermain extension and realty subdivision). The Applicant is before the Board seeking final approval at this time.
2. The Board has completed its necessary procedural activities with regard to the required Public Hearing and SEQRA review.
3. If the Board considers final approval for this subdivision, I recommend that same be subject to the following conditions:
  - a. That the road cross-section be revised to comply with the new rural street cross-section. In addition, the catch basin detail should be revised to comply with the Town's new detail. These revisions will require corrections to Sheets 2, 3 and 4.
  - b. I was contacted by the Town Highway Superintendent, who has noted concern with regard to the discharges of stormwater to the roadside swales of Moores Hill Road and Riley Road. He has requested that the plan include a note and obligation that the Applicant will clean, widen and/or reshape the roadside swales of these roads, as necessary, to accommodate the new discharge.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** C & R ENTERPRISES SUBDIVISION  
**PROJECT LOCATION:** OFF RILEY ROAD  
SECTION 32-BLOCK 2-LOTS 25 AND 29  
**PROJECT NUMBER:** 90-31  
**DATE:** 8 JANUARY 1997

- c. The Applicant must prepare the necessary Offers of Dedication with metes and bounds descriptions for the proposed Town road, as well as all easements to be granted to the Town.
  - d. The Applicant should modify Sheet 1 or 2 of the submittal to provide 911 address numbering, per the Town standard policy.
  - e. The Applicant should prepare a Public Improvement Bond Estimate for all work to be dedicated to the Town, for Town Board approval.
4. At this time, I am aware of no additional issues with regard to this subdivision and would feel comfortable with the Planning Board granting conditional final approval based on the conditions noted above, as well as any other conditions deemed appropriate by the Planning Board or Attorney.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:C&R.mk

# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## Engineer for the Town

20 September 2001

Mr. Nick Cardaropoli  
Sandcastle Homes  
2 Corporate Drive - Suite 201  
Central Valley, NY 10917

**SUBJECT: C&R ENTERPRISES MAJOR SUBDIVISION  
(AKA VICTORIA HILLS SUBDIVISION)  
PROPOSED RETAINING WALLS WITHIN RIGHT-OF-WAY**

Dear Mr. Cardaropoli:

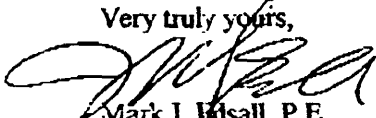
We have received the resubmittal for the proposed retaining wall (s) for the subject subdivision. The walls are pre-designed pre-manufactured walls as manufactured by Rockwood Retaining Wall Systems. The design selection was made by Pendergast & Terach Architects.

The proposed type of wall and the general configuration is acceptable, based on the following:

1. Four (4) copies of the plan must be submitted bearing the seal and signature of the architect.
2. The wall face shall be placed no closer than 4 ft. from the back of the curbs. Infill between wall and curb shall be as acceptable to the Highway Superintendent.
3. Walls over 3 ft. in height shall have a fence (treated split rail or as acceptable to the Highway Superintendent) placed at top.
4. The rear fill material shall be selected by the design architect to result in a free draining condition such that the rear drains are fully functional.
5. Design architect shall field verify conditions as acceptable during construction. Report shall be submitted in writing.
6. All drains shall be piped to a catch basin. No "open" discharge within the right-of-way will be permitted.

Please advise the undersigned and Highway Superintendent Kroll a minimum of two working days prior to the start of work.

Very truly yours,



Mark J. Edsall, P.E.  
Engineer for the Town

cc: Henry Kroll, Highway Superintendent

MJE/s  
NW90-31-Cardaropoli/92001.doc



LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT THE PLANNING BOARD OF THE TOWN OF NEW WINDSOR, COUNTY of ORANGE, STATE of NEW YORK will hold a PUBLIC HEARING at TOWN HALL, 555 Union Avenue, New Windsor, New York on JUNE 9, 1993 at 7:30 P.M. on the approval of the proposed LOT LINE CHANGE & MAJOR SUBDIVISION OF LANDS OF C & R ENTERPRISES, INC. located on RILEY ROAD, OLD LITTLE BRITIAN ROAD AND MOORES HILL ROAD (Section 32, Block 2 Lots 25 & 29) Map of the (Subdivision of Lands) is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor, New York prior to the Public Hearing.

Dated: May 18, 1993

By Order of  
TOWN OF NEW WINDSOR PLANNING BOARD

James Petro

Chairman



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

FAX MEMO

TO: Zimmerman Eng.  
ATTN: Amy & M. Murphy  
FAX NUMBER: 782-3148  
FROM: Myna  
DATE SENT: 6/2/93 TIME SENT: \_\_\_\_\_

MESSAGE: As per our conversation, Please find  
attached notice to be re-run in the Sentinel.

TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS  
REQUESTED:

YES \_\_\_\_\_ NO ☒

PLANNING BOARD : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

-----X  
In the Matter of Application for Site Plan/Subdivision of

C & R Enterprises - Subdivision

Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

-----X  
STATE OF NEW YORK )  
                              ) SS.:  
COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age  
and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On May 24, 1993, I compared the 24 addressed  
envelopes containing the attached Notice of Public Hearing with  
the certified list provided by the Assessor regarding the above  
application for Site Plan/Subdivision and I find that the  
addressees are identical to the list received. I then mailed the  
envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason  
Myra L. Mason, Secretary for  
the Planning Board

Sworn to before me this

24<sup>th</sup> day of May, 1993

Pauline G. Townsend  
Notary Public

PAULINE G. TOWNSEND  
Notary Public, State of New York  
No. 4843692  
Appointed in Orange County  
My Commission Expires December 31, 1993

AFFIMAIL.PLB - DISC#1 P.B.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

May 11, 1993

Michael M. Murphy  
Zimmerman Eng. & Surv., P.C.  
Harriman, NY 10926

Re: Tax Map Parcel: 32-2-25  
Owner: Raiani, Philip & Guiomar

Dear Mr. Murphy:

According to our records, the attached is a list of all properties contiguous to the above referenced properties.

The charge for this service is \$35.00, minus your deposit of \$25.00. Please remit the balance of \$10.00 to the Town Clerk's office.

Sincerely,

*Leslie Cook (LC)*

Leslie Cook  
SOLE ASSESSOR

LC/cad  
Attachments  
cc: Myra Mason

5 - Town Officials  
19 - Assessor's Lists  

---

24 - Total Mailed

Petzold, Rudolph G. & Edith I.  
Box 10712  
Newburgh, NY 12550 ✓

McGourty, Edith  
RD2 Moores Hill Rd.  
New Windsor, NY 12553 ✓

Kimber, Edward & Carolyn  
219 Riley Rd.  
New Windsor, NY 12553 ✓

Bothwell, James & Karen  
RD #1 Box 692 Arbor Rd.  
Campbell Hall, NY 10916 ✓

Palmerone, Ann  
RD 2 Box 218B Riley Rd.  
New Windsor, NY 12553 ✓

Zayas, Nelson & Mary  
PO Box 4039  
New Windsor, NY 12553 ✓

Licari, Rita  
215A Riley Rd.  
New Windsor, NY 12553 ✓

Vanasco, Ronald J. & Toni  
RD2 Riley Rd.  
New Windsor, NY 12553 ✓

Windsor Woods Inc.  
1 Depew Ave.  
Nyack, NY 10960 ✓

Jannotti, Frank J. & Connie L.  
20 Browns Dr.  
New Windsor, NY 12553 ✓

Scarazzini, Dario  
RD 2 Box 403 Moores Hill Rd.  
New Windsor, NY 12553 ✓

Butler, Brian E. & Ann Marie  
RD2 Moores Hill Rd.  
New Windsor, NY 12553 ✓

Moores Hill Estates Inc.  
c/o Jacob Deutsch  
1 Kennedy Court  
Monroe, NY 10950 ✓



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

May 11, 1993

Michael M. Murphy  
Zimmerman Eng. & Surv., P.C.  
Route 17M  
Harriman, NY 10926

Re: Tax Map Parcel: 32-2-29  
Owner: Raiani, Philip & Guiomar

Dear Mr. Murphy:

According to our records, the attached is a list of all properties contiguous to the above referenced properties.

The charge for this service is \$25.00, which you have already paid in the form of a deposit.

Sincerely,

Leslie Cook  
SOLE ASSESSOR

LC/cad  
Attachments  
cc: Myra Mason

Sears, Rose C. Marshall ✓  
Box 217 Riley Rd.  
New Windsor, NY 12553

Nugent, Edward & Bernice ✓  
RD 2 Riley Rd.  
New Windsor, NY 12553

Licari, Rita ✓  
215A Riley Rd.  
New Windsor, NY 12553

Jannotti, Frank J & Connie L. ✓  
20 Browns Dr.  
New Windsor, NY 12553

Mt. Airy Trailer Court Inc. ✓  
Box 324 RD1  
Walden, NY 12586

Rowell, Raymond A. ✓  
PO Box 4976  
Woodland Park, CO 80866



**McGOEY, HAUSER and EDSALL**  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@att.net

☐ Regional Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@ptd.net

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN / VILLAGE OF:

NEW Windsor

P/B APP. NO.:

90.31

WORK SESSION DATE:

18 Sept 02

PROJECT: NEW

OLD X

REAPPEARANCE AT W/S REQUESTED:

N/A

RESUB. REQ'D:

N/A

PROJECT NAME:

C & R (Sandcastle Homes)

REPRESENTATIVES PRESENT:

Nick / Nick Jr / Bob Murray / Zimmerman

MUNICIPAL REPS PRESENT:

BLDG INSP.  
ENGINEER X  
P/B CHMN

FIRE INSP. Bob  
PLANNER  
OTHER

ITEMS DISCUSSED:

Discuss survey  
dispute -

Town is concerned re the  
road ad flow, can't get involved in  
private property dispute.

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS



## Appendix A

## State Environmental Quality Review

**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

### DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:    ☒ Part 1    ☒ Part 2    ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.\***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

\* A Conditioned Negative Declaration is only valid for Unlisted Actions

Lot Line Change & Subdivision of Lands of C&R Enterprises

Name of Action

Town of New Windsor Planning Board

Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

\_\_\_\_\_  
Date

# PART 1—PROJECT INFORMATION

## Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

<b>NAME OF ACTION</b> <u>Lot Line Change &amp; Subdivision of Lands of C &amp; R Enterprises</u>		
<b>LOCATION OF ACTION (Include Street Address, Municipality and County)</b> <u>Intersection of Riley, Old Little Britian &amp; Moores Hill Rds., (T) New Windsor, County</u>		<u>Orange</u>
<b>NAME OF APPLICANT/SPONSOR</b> <u>C&amp;R Enterprises, Inc.</u>		<b>BUSINESS TELEPHONE</b> <u>( 914 ) 928-9691</u>
<b>ADDRESS</b> <u>P. O. Box 578</u>		
<b>CITY/PO</b> <u>Central Valley</u>	<b>STATE</b> <u>NY</u>	<b>ZIP CODE</b> <u>10917</u>
<b>NAME OF OWNER (If different)</b> <u>Mr. &amp; Mrs. Philip Raiani</u>		<b>BUSINESS TELEPHONE</b> <u>(714) 975-2375</u>
<b>ADDRESS</b> <u>3333 Michelson Avenue</u>		
<b>CITY/PO</b> <u>Irvine,</u>	<b>STATE</b> <u>CA.</u>	<b>ZIP CODE</b> <u>92730</u>
<b>DESCRIPTION OF ACTION</b> <u>Lot line change and 10 Lot Subdivision of two adjoining parcels havieng a total tract area of 13.03± acres. The 10 residential building lots are to be serviced by individual wells, central municipal sewers and a proposed 1,100 lf cul-de-sac (town road).</u>		

**Please Complete Each Question—Indicate N.A. if not applicable**

### A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)  
☒ Forest ☐ Agriculture ☐ Other \_\_\_\_\_

2. Total acreage of project area: 13.03 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	<u>13.03</u> acres	<u>3.50</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	<u>1.82</u> acres
Other (Indicate type) <u>lawn &amp; landscaping</u>	_____ acres	<u>7.71</u> acres

3. What is predominant soil type(s) on project site? ErB-Eire gravely silt loam, MdC-Mardin gravely silt loam.

- a. Soil drainage: ☐ Well drained \_\_\_\_\_ % of site ☒ Moderately well drained 85 % of site  
☒ Poorly drained 15 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock? > 5 (in feet)

5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 25 % ☒ 10-15% 55 %  
☒ 15% or greater 20 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? 1.5 (in feet) seasonally perched (Dec-May)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
☐ Yes ☒ No According to \_\_\_\_\_  
Identify each species \_\_\_\_\_
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)  
☐ Yes ☒ No Describe \_\_\_\_\_
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
☐ Yes ☒ No If yes, explain \_\_\_\_\_
14. Does the present site include scenic views known to be important to the community?  
☐ Yes ☒ No
15. Streams within or contiguous to project area: None  
a. Name of Stream and name of River to which it is tributary \_\_\_\_\_
16. Lakes, ponds, wetland areas within or contiguous to project area: None  
a. Name \_\_\_\_\_ b. Size (In acres) \_\_\_\_\_
17. Is the site served by existing public utilities? ☒ Yes ☐ No  
a) If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No  
b) If Yes, will improvements be necessary to allow connection? ☒ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- Total contiguous acreage owned or controlled by project sponsor 13.03 acres.
  - Project acreage to be developed: 10.53 acres initially; 10.53 acres ultimately.
  - Project acreage to remain undeveloped 2.50 acres.
  - Length of project, in miles: N/A (If appropriate)
  - If the project is an expansion, indicate percent of expansion proposed N/A %;
  - Number of off-street parking spaces existing 0; proposed 20.
  - Maximum vehicular trips generated per hour 10 (upon completion of project)?
  - If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>10</u>			
Ultimately	<u>10</u>			
  - Dimensions (in feet) of largest proposed structure 35 height; 30' width; 60' length.
  - Linear feet of frontage along a public thoroughfare project will occupy is? 1560' ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons cubic yards
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed? Residential Building Lots
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 9.5 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 24 months, (including demolition).
7. If multi-phased: N/A
- a. Total number of phases anticipated \_\_\_\_\_ (number).
- b. Anticipated date of commencement phase 1 \_\_\_\_\_ month \_\_\_\_\_ year, (including demolition).
- c. Approximate completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction 50; after project is complete 0.
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain \_\_\_\_\_
12. Is surface liquid waste disposal involved? ☒ Yes ☐ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount Residential sewage @4,000 gpd.
- b. Name of water body into which effluent will be discharged Moodna Creek/Hudson River
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type \_\_\_\_\_
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No  
Explain \_\_\_\_\_
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month 2 tons
- b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
- c. If yes, give name Orange County Landfill; location New Hampton, NY
- d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
- e. If Yes, explain \_\_\_\_\_
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.
- b. If yes, what is the anticipated site life? \_\_\_\_\_ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No  
If yes, indicate type(s) Heat & Electric for 10 single family residences
22. If water supply is from wells, indicate pumping capacity 5 gallons/minute.(minimum)
23. Total anticipated water usage per day 400 gallons/day. /well x 10 wells = 4,000 gpd.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No  
If Yes, explain \_\_\_\_\_

**25. Approvals Required:****Type****Submittal  
Date**

City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
<del>City</del> Town, <del>Village</del> Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Subdivision</u>	_____
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Sanitary Facilities</u>	_____
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Sewer Main Extension</u>	_____
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____

**C. Zoning and Planning Information**

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No  
If Yes, indicate decision required:  
☐ zoning amendment ☐ zoning variance ☐ special use permit ☒ subdivision ☐ site plan  
☐ new/revision of master plan ☐ resource management plan ☐ other \_\_\_\_\_
2. What is the zoning classification(s) of the site? R-3: Suburban Residential, NC: Neighborhood Commercial
3. What is the maximum potential development of the site if developed as permitted by the present zoning?  
10 Residential Building Lots & 1 Commercial Plaza
4. What is the proposed zoning of the site? Same
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
Same
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?  
Suburban Residential & Commercial
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒ Yes ☐ No
9. If the proposed action is the subdivision of land, how many lots are proposed? 10  
a. What is the minimum lot size proposed? 3/4 Acre
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No  
a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No
12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No  
a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

**D. Informational Details**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Gerald Zimmerman, P.E., L.S. Date April 5, 1993  
Signature *Gerald Zimmerman* Title Project Engineer

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

## Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

#### General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

#### Instructions (Read carefully)

- Answer each of the 19 questions in PART 2. Answer **Yes** if there will be **any** impact.
- Maybe** answers should be considered as **Yes** answers.
- If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

#### IMPACT ON LAND

- Will the proposed action result in a physical change to the project site? ☐ NO ☒ YES

##### Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts \_\_\_\_\_

- Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☒ NO ☐ YES

- Specific land forms: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

### IMPACT ON WATER

3. Will proposed action affect any water body designated as protected?  
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☒ NO ☐ YES

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: \_\_\_\_\_

4. Will proposed action affect any non-protected existing or new body of water?

☒ NO ☐ YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: \_\_\_\_\_

5. Will Proposed Action affect surface or groundwater quality or quantity?

☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: \_\_\_\_\_

6. Will proposed action alter drainage flow or patterns, or surface water runoff?

☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No







14 Will there be an effect to existing transportation systems?  
☒ NO ☐ YES

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: \_\_\_\_\_

15. Will proposed action affect the community's sources of fuel or energy supply? ☒ NO ☐ YES

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: \_\_\_\_\_

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☒ NO ☐ YES

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: \_\_\_\_\_

17. Will Proposed Action affect public health and safety? ☒ NO ☐ YES

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: \_\_\_\_\_

10

### IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18. Will proposed action affect the character of the existing community?

☒ NO ☐ YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? ☒ NO ☐ YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or  
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

## Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

### Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

#### Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)



**HOMES OF NEW YORK, INC.**

Route 32 • Oak Clove Mall • Central Valley, NY 10917 • Telephone (914) 928-9691 • FAX (914) 928-7832

Monday, April 10, 2000

*Via hand delivery*

Ms. Myra Mason  
Town of New Windsor Planning Department  
555 Union Ave.  
New Windsor, NY 12553

**RE: Sub-Division Titled C&R Enterprises**

Dear Ms. Mason:

Please find enclosed checks the following checks for the above referenced sub-division.

Check #5450 in the amount of \$18,317.40 for Inspection fees

Check #5451 in the amount of \$800.00 for re-approval fee

Check #5452 in the amount of \$4,500.00 for recreation fees

Check #5453 in the amount of \$607.50 for escrow account

If you have any questions please call me at (914) 565-6690 xt.202. Also please note our new mailing address is PO Box 487 Cornwall-on-Hudson, NY 12520-0487.

Regards,

NICK CARDAROPOLI, JR.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**4% FEE**

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2000	4% OF 457,935.00 INSP FEE	CHG	18317.40		
04/12/2000	REC. CK. #5450	PAID		18317.40	
		TOTAL:	18317.40	18317.40	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2000

PAGE: 2

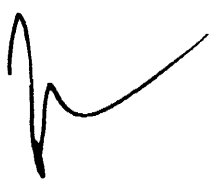
LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/12/1994	P.B. MINUTES	CHG	4.50		
06/22/1994	P.B. MINUTES	CHG	4.50		
06/14/1995	P.B. MINUTES	CHG	4.50		
01/08/1997	P.B. ATTY. FEE	CHG	35.00		
01/08/1997	P.B. MINUTES	CHG	27.00		
09/01/1999	P.B. ENG. FEES	CHG	2070.00		
04/12/2000	REC. CK. #5453	PAID		607.50	
TOTAL:			2757.50	2757.50	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES  
APPLICANT: C & R ENTERPRISES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/20/1990	SUBDIVISION ESCROW	PAID		800.00	
06/21/1990	14 LOT SUBDIVISION	PAID		1350.00	
02/12/1992	ATTORNEY FEES	CHG	35.00		
02/12/1992	P.B. MINUTES	CHG	40.50		
05/27/1992	P.B. ATTY FEES	CHG	35.00		
05/27/1992	P.B. MINUTES	CHG	27.00		
09/09/1992	P.B. ATTY. FEES	CHG	35.00		
09/09/1992	P.B. MINUTES	CHG	31.50		
09/23/1992	P.B. ATTY FEES	CHG	35.00		
09/23/1992	P.B. MINUTES	CHG	13.50		
01/13/1993	P.B. ATTY FEE	CHG	35.00		
01/13/1993	P.B. MINUTES	CHG	27.00		
04/28/1993	P.B. ATTY. FEE	CHG	35.00		
04/28/1993	P.B. MINUTES	CHG	13.50		
06/09/1993	P.B. ATTY. FEE	CHG	35.00		
06/09/1993	P.B. MINUTES	CHG	54.00		
06/23/1993	P.B. ATTY. FEE	CHG	35.00		
06/23/1993	P.B. MINUTES	CHG	81.00		
07/21/1993	P.B. ATTY. FEE	CHG	35.00		
07/21/1993	P.B. MINUTES	CHG	9.00		

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2000

PAGE: 1


LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2000	9 LOTS @500.00 EA	CHG	4500.00		
04/12/2000	REC. CK. #5452	PAID		4500.00	
		TOTAL:	4500.00	4500.00	0.00





# SUBDIVISION FEES - TOWN OF NEW WINDSOR

## MAJOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 100.00

### ESCROW:

#### RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_  
 \_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

#### COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_  
 \_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

TOTAL ESCROW DUE....\$ \_\_\_\_\_

\*\*\*\*\*

## APPROVAL FEES MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00  
 PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$ 150.00  
 FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 150.00  
 FINAL PLAT SECTION FEE.....\$ 100.00  
 BULK LAND TRANSFER...(\$100.00).....\$ \_\_\_\_\_

TOTAL SUBDIVISION APPROVAL FEES.....\$ 500.00

\*\*\*\*\*

## RECREATION FEES:

9 LOTS @ \$ 500.00 PER LOT.....\$ 4500.00

\*\*\*\*\*

## THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ \_\_\_\_\_  
 PLANNING BOARD ATTORNEY FEES.....\$ \_\_\_\_\_  
 MINUTES OF MEETINGS.....\$ \_\_\_\_\_  
 OTHER.....\$ \_\_\_\_\_

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$ 457,935.00

4% OF ABOVE AMOUNT.....\$ 18,317.40

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ \_\_\_\_\_

2% OF APPROVED COST ESTIMATE .....\$ \_\_\_\_\_

①  
150.00 \* 32 Relaying  
150.00 \* 32  
800.00

②

③  
Due 607.50

⑤

④

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/08/1997	APPROVAL - EXPIRED	CHG	500.00		
12/10/1997	REAPPROVAL GRANTED	CHG	150.00		
05/12/1999	REAPPROVAL GRANTED	CHG	150.00		
04/12/2000	REC. CK. #5451	PAID		800.00	
		TOTAL:	800.00	800.00	0.00

C & R ENTERPRISES SUBDIVISION (90-31) REQUEST FOR  
REAPPROVAL

~~Mr. Sol Silverman~~ appeared before the board for this proposal.

MR. PETRO: "Dear Mr. Petro: Please be advised that Mr. George Green has the authority to act on our behalf at the upcoming Planning Board meeting. If you have any questions, please do not hesitate to call. Nick Karteropoli." This also has expired, Mark, is this one completely expired, he's had his two 90's, correct?

MR. EDSALL: Yes, there's just consulting with the building inspector, there's been no zoning changes in that area either and we see no reason why you couldn't reapprove it.

MR. PETRO: This one has expired on December 12, 1998, so if we give an approval or reapproval, it would run from that date or run from today's date?

MR. EDSALL: Run from tonight and after we're all done, I'll explain to you why we were discussing these extensions after the meeting's over.

MR. PETRO: Again, though, I'd like to know now on the record why would it run from tonight's date on and not from the date he picked up a half year for approval?

MR. EDSALL: Well, in a nutshell, when you get 180 day approval and it expires and then you come back two months later and ask for an extension, you're asking for an extension on something that doesn't exist. You shouldn't give extensions once its expired. If something comes in two days late and the letter just happened to not get here timewise, and when did the board receive it, but clearly if it's months after it's expired, as far as I'm concerned, it's expired. They should be asking for a new approval and they should pay whatever reapproval fees the board determines are necessary.

MR. PETRO: That would hamper some of the developments in the town.

MR. EDSALL: But we've gone through and representing another, that's what we're laughing about in candor, we've had different legal interpretations and I will, obviously, Andy will tell us what's appropriate for this board, but I have been told by many attorneys you can't extend something that doesn't exist. So if your approval expires, it expires.

MR. KRIEGER: This attorney agrees.

MR. EDSALL: If it's plus or minus a couple days, extend it, but we were more or less discussing the fact that the two 90 day extensions really weren't necessary, we just should of reapproved it and C & R Enterprises' case, I don't know when it expired, if it's 1998, they have nothing, but as long as nothing's changed, I think it's fair to reapprove and charge the reapproval fees.

MR. PETRO: If your department issued a building permit any time during the approval then the building permit is good.

MR. EDSALL: You can't, they wouldn't have got it because they haven't met the conditions of approval, therefore, the subdivision really isn't approved.

MR. PETRO: This is.

MR. EDSALL: It's final approval, but it's not stamped yet, that's why they give you 180 days.

MR. BABCOCK: If it was final approval stamped, we wouldn't be talking about it.

MR. PETRO: How about Silverman, didn't he have final?

MR. EDSALL: It's not stamped what he's doing.

MR. ARGENIO: If it runs from tonight, it's 180 day extension plus whatever time elapsed between 180 day approval, plus whatever time elapsed from here until two months ago?

MR. BABCOCK: Right.

MR. KRIEGER: The reason why the interpretation is to run from when the application's made is you have to understand it's an application, the board is entitled at this point and point of reapplication to say no, we're not just going to grant reapproval. Yes, there's something we have to look at, the applicant may be required to go through the entire application process so the, if the applicant is under that requirement, then they should have the benefit as well.

MR. EDSALL: Example, Jim, right now, the zoning just got changed, if the zoning change has affected one of these applications, they've got to start again. That's the reason there's a timeframe because you want to have the ability to review if something changes, if the environmental regulations change subject to new review.

MR. STENT: Nobody's answered Jimmy's question yet.

MR. EDSALL: Effectively, C & R Enterprises does not have an approval and what you're doing is tonight you're effectively accepting their old application as one that's before you and are reapproving it but it's a new approval.

MR. STENT: Now, if they came in two months ago and requested that those plans be signed to get a building permit, would they have had to come in for reapproval then too?

MR. BABCOCK: No, if they met all the conditions and got it stamped.

MR. STENT: Wasn't stamped yet, come in for a building permit, and their approval period had run out.

MR. BABCOCK: They wouldn't have got one.

MR. STENT: Now they pay the fees, Myra calls me up says Ed, you want to come in and sign these, even though the three months passed, would they have to come in for pre-approval first?

MR. BABCOCK: Yes.

MR. PETRO: In this particular situation.

MR. EDSALL: Nothing's changed, I think your SEQRA determination from the past is still valid and I see no reason with them paying the reapproval fees that you couldn't reapprove it.

MR. STENT: Based on that Mark Edsall's comments, I make a motion we grant reapproval to C & R Enterprises.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant reapproval to the C & R Enterprises site plan or subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. PETRO	AYE

CORRESPONDENCE

C & R ENTERPRISES - REQUEST FOR TWO 90 DAY EXTENSIONS  
OF APPROVAL (90-31)

MR. PETRO: We're in the process of meeting the conditions as outlined with the planning board and request two 90 day extensions of conditional final approval. Thank you for your consideration in this matter. Gerald Zimmerman.

MR. LANDER: Mr. Chairman, C & R, where is that located, is that right on the corner of Riley and Moores Hill?

MR. BABCOCK: That's correct.

MR. EDSALL: Myra, have they had any extensions previous to this?

MS. MASON: No, they had a re-approval.

MR. ARGENIO: Is that the medical facility?

MR. BABCOCK: No, this is across behind Chocolate Goose, if you turned into Moores Hill Road and then you make the next left to go to Riley Road right there on the triangle piece right below Windsor Woods, it's about a two story mall, I'm guessing the number of that where it's built back into the bank.

MR. PETRO: Is that Central Valley Real Estate?

MR. BABCOCK: Yes, that's correct.

MR. LUCAS: Mike, is that the on the west side of Riley?

MR. BABCOCK: On the west side of Riley.

MR. PETRO: Here's a request for two 90 day extensions, does anybody have a problem?

MR. LANDER: Motion.

June 10, 1998

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MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grants two 90 day extensions for conditional final approval on the subdivision for C & R Enterprises, Inc. on Moores Hill Road. Is there any further discussion from the board? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



CORRESPONDENCE

C & R ENTERPRISES SUBDIVISION - REQUEST FOR REAPPROVAL  
(90-31)

MR. PETRO: Request for reapproval. Mark, do you have anything on C & R? I don't see the letter.

MR. EDSALL: I don't believe I have a copy with me, everybody get a memo on the agenda that we made for 1998, does everyone have that in their packet?

MR. LANDER: Yes.

MR. PETRO: The only tentative one was the one before Thanksgiving.

MR. KRIEGER: I won't be here.

MR. PETRO: I just left it on there. We can cancel it. Christmas time won't be a problem because it's two days before. If it is a problem, we'll cancel it. Is there any problems with it? I will read the letter. "Re subdivision for C & R Enterprises. Dear Chairman Petro and Planning Board Members: The above referenced subdivision was granted conditional final approval by the Planning Board on January 8, 1997. The conditions of the approval were as outlined in McGoey, Hauser and Edall letter dated January 8, 1997 copy enclosed. I am advised by Mr. Cardaropoli, one of the project owners that they were unable to meet the conditions because one of the partners had been out of the country and unavailable to participate in meeting the conditions. Mr. Cardaropoli now advises that there is a new partner and is now ready to proceed with the project and meet the outstanding conditions. At this time, we are requesting the board grant a reapproval of this project so that we could fulfill the requirements of the conditional final approval. Very truly yours, Gerald Zimmerman." How many are they allowed?

MR. EDSALL: Well, this is a apparently reapproval because that means it's expired.

MR. LANDER: Moores Hill Road?

MR. EDSALL: Yes, I think it probably expired.

MR. PETRO: Request for reapproval.

MR. STENT: January '97, how long?

MR. PETRO: January '8, 97.

MR. EDSALL: It's only good for 360 days.

MR. PETRO: January 8, 1998 he wants to make sure he has reapproval.

MR. EDSALL: When it runs out, it runs out, you can't get an extension beyond what the law allows.

MR. KRIEGER: Reapproval doesn't necessarily, unlike an extension, it doesn't have to occur within that timeframe.

MR. EDSALL: Reapproval can happen whenever the board wants to so it can happen after the expiration.

MR. PETRO: What's changed that we do not give him reapproval?

MR. EDSALL: Nothing, I'm not objecting to it, I'm just saying just so the record's straight, I think that the board normally if they reapprove it, just charges the reapproval fee and as long as nothing's changed, don't penalize the applicant for maybe an economic situation.

MR. LANDER: Motion.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant reapproval for the subdivision for C & R Enterprises Inc. on Moores Hill Road. This would be for one year from this date or from the signing of the--

MR. EDSALL: It's 180 days, they have to meet the conditions, I assume you're imposing the same

conditions and they are allowed to have two 90 day extensions if they so request same.

MR. PETRO: This would be for 180 days, should we make it from the date that the original one?

MR. EDSALL: It's from tonight 180 days from tonight's date. They have to meet the conditions or ask for an extension and they are allowed two 90 day extensions.

MR. PETRO: And then they can come back for pre-approval again after that.

MR. EDSALL: Sometimes you get tired of reapproving.

MR. PETRO: Maybe something's changed, I believe they are ready to go.

MR. EDSALL: From a SEQRA standpoint, I don't believe anything has changed out there.

MR. PETRO: We have a motion before the board. Any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

**ZIMMERMAN**  
**ENGINEERING & SURVEYING, P.C.**

---

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

November 21, 1997

Mr. James Petro, Chairman  
and Planning Board Members  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Re: Subdivision for C & R Enterprises, Inc.  
Moores Hill Road  
Town of New Windsor  
Our Job No. 90015

Dear Chairman Petro and Planning Board Members:

The above referenced subdivision was granted conditional final approval by the Planning Board on January 8, 1997. The conditions of the approval were as out lined in McGoey, Hauser and Edsall letter dated January 8, 1997 copy enclosed. I am advised by Mr. Cardaropoli, one of the project owners that they were unable to meet the conditions because one of the partners had been out of the Country and unavailable to participate in meeting the conditions. Mr. Cardaropoli, now advises that there is a new partner and is now ready to proceed with the project and meet the outstanding conditions.

At this time we are requesting the Board grant a **RE-APPROVAL** of this project, so that we could fulfill the requirements of the conditional final approval.

Very truly yours,

  
Gerald Zimmerman, P. E., L. S.

GZ:aw

enc

CC: Mr. Nick Cardaropoli

pkletter.wpd

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/10/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

DATE	MEETING-PURPOSE	ACTION-TAKEN
01/08/97	P.B. APPEARANCE . NEED CHANGES TO SHEETS 2,3,4 - MARK'S COMMENTS . BOND ESTIMATE FOR PUBLIC ROAD	APPROVED COND.
01/02/97	WORK SESSION APPEARANCE	READY FOR MEETING
07/10/96	REQ. FOR 6 MO EXTEN. PRELIM	GRANTED 6 MO 7-10-96
12/13/95	REQUEST FOR 6 MO. EXT	GRANTED
12/06/95	WORK SESSION APPEARANCE	RETURN TO W.S.
01/12/95	REQUEST BY CORRESPONDENCE	ND:6 MON. EXTENSION
01/12/94	REQUEST FOR 6 MO. EXTENSION	GRANTED 1-12-94
07/21/93	P.B. APPEARANCE . REVISE PLAN - 7/21/93	PRELIMINARY APPROVAL RECEIVED PRELIMINARY APPROVAL
06/23/93	P.B. APPEARANCE (P.H. CONT) . SEND LETTER TO TOWN BOARD RE: CONCERNS VOICED AT PUB. HEAR.	CLOSED PUB. HEARING
06/09/93	P.B. APPEARANCE (PUBLIC HEAR.) . TO BE CONTINUED 6/23 DUE TO MISPRINT IN SENTINEL	ADJOURNED-TILL 6/23
06/09/93	P.B. APPEARANCE (CON'T)	LEAD AGENCY
04/28/93	P.B. APPEARANCE	SCHEDULE P.H.
01/13/93	P.B. APPEARANCE	TO RETURN
12/15/92	WORK SESSION APPEARANCE	REVISE
09/23/92	P.B. APPEARANCE . SHOW 25' R.O.W. ON MAP:SHOW ON MAP REMAINING NOT FOR DEVELOP	SKETCH PLAN APPROVAL
09/09/92	P.B. APPEARANCE . A REVISED PLAN WAS SUBMITTED DUE TO MEETING RE: ROAD LAYOUT	SITE VISIT 9/16/92
08/04/92	WORK SESSION APPEARANCE	NEW PLANS:NEXT AGEND
05/27/92	P.B. APPEARANCE	SKETCH PLAN APPROVE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/10/97

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE: STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/27/92	P.B. APPEARANCE CON'T	SET FOR PUB. HEAR.
02/12/92	P.B. APPEARANCE	TO RETURN
06/18/91	WORK SESSION APPEARANCE	SUBMIT NEW PLANS
03/27/91	P.B. APPEARANCE	RETURN TO WORK SHOP
02/13/91	P.B. APPEARANCE	REVISE & RETURN
06/27/90	P.B. APPEARANCE	SITE VISIT-RETURN
06/19/90	WORK SESSION APPEARANCE	SUBMIT & OPEN FILE

REGULAR ITEMS

C & R ENTERPRISES SUBDIVISION (90-31) MOORES HILL ROAD

Gerald Zimmerman appeared before the board for this proposal.

MR. ZIMMERMAN: This application is for a ten lot subdivision on Moores Hill Road and basically, we had a preliminary approval in July of '93 and at this point during that time for now we have been involved with the various agencies to get the approval of the realty subdivision, the water main extension and the sewer main extension. Right now, we have the approvals of all of those agencies and for the most, I think we have responded or addressed the Planning Board's comments that were made during the review process, probably are some open items that would need to be taken care of in terms of actually filing the map for final approval.

MR. PETRO: We have, gentlemen, we have highway approval on 5/14/93 which is the last one that we did, we have fire approval on 4/19/93.

MR. LANDER: Was there anything from the highway department as far as water runoff from this project?

MR. PETRO: Needs size pipe and height of retaining wall if grading eliminates the need for the wall. This must be done.

MR. EDSALL: I just wanted to update you in closing out the file cause I mentioned to Gerry I was going to go all the way through, make sure everything was taken care of, I did have the opportunity to speak with Jim Pullar and you will notice under comment 3B we did get together and he only had one concern.

MR. PETRO: Did we do the public hearing and SEQRA?

MS. MASON: Yes.

MR. PETRO: Mark, why don't you touch on A, B, C & D because these are all subjects to's.

MR. EDSALL: They are all handleable as conditions of an approval, if that is what you decide on doing. Comment 3, the first one which Gerry and I had talked about at the workshop is relative to the fact that the town is adopting at this time new road specs and the supervisor has indicated that all projects that are being approved at this time should comply with those specs, since it's pretty much deemed at this point that it is going to be subject to any minor charges so Gerry's agreed to update the plans, to meet those requirements and that would require some changes to a couple of the sheets basically just to reflect the new cross road section. Comment B is relative to what I touched base on before which is the fact I got together with the highway superintendent, his only concerns involve the storm water discharge from the two locations from the site, one being down at Riley Road near the new intersection, the second going through the drainage easement out to Moores Hill Road. He's just requesting that the board have a note added to the plan and included as an obligation that the applicants clean, widen or reshape the roadside ditch so the storm water can properly flow down to its discharge down towards Silver Stream.

MR. PETRO: Is this the application at one time we were thinking of looping the road through?

MR. EDSALL: Yes and at one time it had two private roads, there have been I think several changes, it's been around for six and a half years.

MR. ZIMMERMAN: One of the things that, one of the issues that has kind of made it take what it did, the original plan had wells and there was a lot of concern at that point in time about wells on the property and I believe it was '96 beginning of '96 we got permission to extend the water line.

MR. PETRO: We have town water, no, that eliminates that problem, that is why you are back?

MR. ZIMMERMAN: That is right.

MR. PETRO: Any of the numbering go to 911, Mark?



MR. EDSALL: I think this is just one that was so old that it slipped by but again, it's not a big project so I am sure that can be--

MR. PETRO: Name of the road is Lisa Lane, I don't know if that rings a bell you might have to check that.

MR. DUBALDI: That is in Town of Newburgh.

MR. PETRO: For duplicate?

MR. LUCAS: Because of 911.

MR. PETRO: Yeah, Carmen you say it's in Newburgh?

MR. DUBALDI: I know there's one in the Town of Newburgh.

MR. PETRO: 911 would take care of that so it still has to be referred there right?

MR. EDSALL: Yes.

MR. LANDER: We have seen this numerous times, it's been changed more times than we care to say but as long as the highway superintendent and Mr. Edsall are satisfied with the drainage, the width of the swale and whatever on this project, I think we can move forward and grant them final.

MR. LUCAS: I agree with that.

MR. PETRO: The drainage easements come off the cul-de-sac, where do they go, obviously the one goes down to Moores Hill?

MR. EDSALL: If you look at the second sheet, the pipe comes from a catch basin on the cul-de-sac, it discharges out into the easement and then it would have to have a swale cut in that would run down to the road, side swale on Moores Hill, and that is what Jim's concern is, that a proper swale be shaped so it flows where it's intended.

MR. PETRO: Why didn't they extend the piping to the end of the property line instead of the swale? Looks like what's the scale, 1 inch, 50 feet probably another 75 feet see here where it ends, he's concerned with that swale.

MR. LUCAS: Up here there's one here too.

MR. PETRO: Although Mark they look like pretty steep topo, I'm sure the water's going to go that way, that is why certainly can't go any other way, but it's going to discharge on the property next to you, what's here?

MR. DUBALDI: Are you trying to slow it down?

MR. ZIMMERMAN: Yeah, rather than have it come to the property line this way, it will be in the ditch, have a chance to seep into the ground.

MR. PETRO: It's going to go along the property line.

MR. ZIMMERMAN: Right, yeah, come down into this area.

MR. PETRO: Does it raise up over here, does this topo come back up is what you're saying here? Mark, do you see what I am talking about?

MR. EDSALL: I'm talking about the one that discharges between 5 and 6.

MR. PETRO: Yes.

MR. EDSALL: I really don't know where that one is, it may just dissipate.

MR. ZIMMERMAN: I think the intention was that it does go over land and as Mark was saying would dissipate over this length and then run out on to the properties.

MR. PETRO: I don't have a problem with this, just talking about if this fellow should come in say why are we emptying all the water from Lisa Lane onto his property through the culvert.

MR. BABCOCK: Can you tie the catch basin into the

other one and bring it all out to Moores Hill Road, Gerry?

MR. LUCAS: There's 12 foot run, there's 12 foot between the cul-de-sac.

MR. ZIMMERMAN: This one I don't think is catching the bulk of the drainage, remembering back this was like an additional catch basin that was required but the bulk of the drainage was coming this way in.

MR. PETRO: If anybody else has a problem with it, I will let it go for now but be forewarned, if we have this fella in here we're going to ask the builder to maybe tie into the other catch basin, probably wouldn't be a bad idea anyway, if there's water going in, why not bring it down to Moores Hill.

MR. EDSALL: Yeah, that is what Mike and I were just looking at, the point being there's a very small portion of the road that drains into the cul-de-sac and into those two basins.

MR. PETRO: Ron, you had said and Mike said that we have looked at this enough, I think since 1990, we probably have if someone wants to make a motion, Mark, I'm going to ask you to read subject to's, can you do that please, being you have so many of them?

MR. EDSALL: Okay, comment 3.

MR. PETRO: Let's get a motion.

MR. LANDER: Motion to approve.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board give final approval to C & R Enterprises subdivision on Moores Hill Road. Is there any further discussion from the board members? We do have some subject to's which Mr. Edsall will read into the minutes.

MR. EDSALL: They are my comments 3A through 3E on my

January 8, 1997

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comment sheet dated tonight which involve, 3A deals with the revising the plans to reflect the new road cross-section, 3B involves the drainage modifications as requested by the highway superintendent, 3C, is request to have the offers of dedication with the metes and bounds descriptions submitted, 3D is the numbering and street name for the 911 process and 3E is the public improvement bond estimate and the associated fees for the construction observation.

MR. PETRO: Any further discussion from any of the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

CORRESPONDENCE

C & R ENTERPRISES SUBDIVISION (90-31) MOORES HILL ROAD  
- REQUEST FOR EXTENSION OF PRELIMINARY APPROVAL

MR. PETRO: Request for extension of preliminary approval. Dear Chairman Petro: And this is subdivision for C & R Enterprises, Moores Hill Road. Preliminary approval for the above-referenced subdivision is due to expire July 21, 1996. The water main and sewer main extension plans are being reviewed by the town engineer at this time. In light of the above, we are requesting six month extension of preliminary approval. Thank you for your cooperation in the matter.

MR. DUBALDI: Didn't we grant preliminary approval extension?

MR. PETRO: This is number how many?

MR. LANDER: I think we granted one before this.

MR. PETRO: There is no limit on this, this is for six months. Motion?

MR. LANDER: Motion.

MR. LUCAS: So moved.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant six month extension to the preliminary approval for C & R Enterprises on Moores Hill Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

CORRESPONDENCEC & R ENTERPRISES SUBDIVISION (90-31) MOORES HILL ROAD  
- REQUEST FOR SIX MONTH EXTENSION OF PRELIMINARY  
APPROVAL

MR. PETRO: We have a letter from C & R request for six month extension of the preliminary approval. I'll read it for the board's pleasure. Mr. James Petro, Chairman and Planning Board members, May 4, 1995. Dear Chairman Petro and Planning Board Members. Preliminary approval for the above referenced subdivision is due to expire June 21, 1995. The applicant is in the process of obtaining approval in the New York State Department of Environmental Conservation and the Orange County Health Department. In view of the above, we are requesting six month extension of the preliminary approval. Very truly yours, Gerald Zimmerman, applicant.

MR. VAN LEEUWEN: I so move.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant six month extension to the C & R Enterprises subdivision on Moores Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE

CORRESPONDENCE:

C & R ENTERPRISES - REQUEST FOR 6 MONTH EXTENSION OF  
PRELIMINARY APPROVAL

MR. PETRO: Dear Chairman Petro and Planning Board Members. Preliminary approval to the above referenced subdivision is due to expire December 21, 1995. The town engineer has recommended a water main extension be designed for this subdivision. We're in the process of submitting same to the Orange County Health Department for their review and approval. In light of the above, we're requesting six month extension of the preliminary approval. Thank you for your cooperation in this matter. Gerald Zimmerman.

MR. VAN LEEUWEN: So moved.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant six month extension of preliminary approval to C & R Enterprises.

MR. LANDER: Is this the first extension?

MR. PETRO: Looks like it is.

MR. VAN LEEUWEN: No, they have had one, it's been a couple years ago, it's on account of water.

MR. EDSALL: I don't know what the status is at this point of their application.

MR. PETRO: They are requesting, he's requested by the town engineer.

MR. EDSALL: Yes, there's an absolute that we're looking for them now to pick up the water mains in the area and return it through this subdivision and they are cooperating in that regard.

MR. PETRO: We had a motion, was there a second?

MR. STENT: Yes.

MR. PETRO: Motion for six month extension. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE



C & R ENTERPRISES SUBDIVISION (90-31)

MR. PETRO: Request for six month extension of preliminary approval. Mark may have the letter.

MS. MASON: Mark does.

MR. EDSALL: It's to Chairman Petro and preliminary approval for the above referenced subdivision is due to expire January 21, 1995. The applicant is in the process of obtaining approval from the DEC and County Health Department and they are requesting six month extension. They are also advising that the DEC in the review of the sewer main extension has requested that they be furnished with the copy of the negative dec. They request that we forward a copy and they have attached some other information relative to SEQRA. I had Myra look back into the records and apparently there was never a resolution passed. However, as everyone knows, the layout of the subdivision was changed numerous times as result of some very good input from this board and some good input from Skip Fayó. So I think everyone agreed to the final layout, the only issue was getting the sewer installation coordinated and dealing with the moratorium. So I don't see any reason why you couldn't issue a negative dec.

MR. LANDER: So moved.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on C & R Enterprises Subdivision on Moores Hills Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: I make a motion we grant six month extension to C & R Enterprises.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant a six month extension of the preliminary approval for C & R Enterprises Subdivision on Moores Hill Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

CORRESPONDENCE:

C & R ENTERPRISES SUBDIVISION (90-31) - LETTER  
REQUESTING EXTENSION OF PRELIMINARY APPROVAL

MR. PETRO: C & R Enterprises due to expire on July 21, applicant is proposing plans for approval through the DEC and Orange County Health Department. In view of the above, we're requesting six month extension of the preliminary approval. Signed by Gerald Zimmerman.

MR. DUBALDI: So moved.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant six month extension to the preliminary approval for C & R Enterprises, Inc. on Moores Hill Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

JAMES PETRO	AYE
CARMEN DUBALDI	AYE
CARL SCHIEFER	AYE

C & R ENTERPRISES SUBDIVISION - MOORES HILL ROAD

Mr. Michael Murphy came before the representing this proposal along with Mr. Nicholas Cardaropoli.

MR. PAGANO: Mark, I need a little piece of information, on 6-20, municipal highway was disapproved. Are you aware of that?

MR. VAN LEEUWEN: This is the first time this has been in?

MR. MURPHY: Yes.

MR. EDSALL: 6-21-90, that just came in.

MR. VAN LEEUWEN: I think we ought to go over there and take a look at it. The highway superintendent is not going to like the two cul-de-sacs.

MR. PAGANO: We are going to set up a site inspection.

MR. MC CARVILLE: Proposing town roads?

MR. MURPHY: We are proposing town roads but there is one cul-de-sac where there are only four lots coming off of it and that could be a private road if the town prefers it that way.

MR. BABCOCK: He can have six lots if two of the lots had road frontage on the town road.

MR. VAN LEEUWEN: I'd rather see this road connected.

MR. MURPHY: We thought of that too, we went through three sketch plans before we came up with this one. We tried connecting the roads and ended up with terrible grading problems. The two roads independent of one another they work out very well, the cut is 6 feet, once we looped the road, we ended up with cuts almost twice as deep and parallel being as small as it was that didn't work out. We also ended up with these cuts very close to the property line so there was going to be a need for retaining walls also created the layout where we had a number of lots which were very steep coming off of those roads so we opted for this plan where we have two cul-de-sacs that work much better with the existing topo and there is also, you know, a limited number of lots being served by this cul-de-sac. On the one side, there is five lots.

MR. CARDAROPOLI: With all the site plans with the town engineer, you completely destroy it by connecting that road with the trees.

MR. VAN LEEUWEN: We will take a look and get a general idea.

MR. CARDAROPOLI: If you look at it, it is the best thing in the world.

MR. VAN LEEUWEN: Alot of times that answers the question, most times it does.

MR. MURPHY: One other problem we ran into when we looped the road, we ended up with low points in the back of the property where we would need off-site easements to run the drainage and sewage for the lots in the back so these are some of the reasons for ending up with two separate cul-de-sacs. So what we have here is a 9 1/2 acre parcel that is located off of Moores Hill Road and we are looking to subdivide it into 14 lots. It is not R-3 zoning which requires 1/2 acre lot areas, all these lots are laid out to conform to the R-3 zoning. There is however one lot that is deficient in lot width.

MR. VAN LEEUWEN: Let's go over and take a look at it, we have a better idea what the whole thing is all about.

MR. PAGANO: We'd like your presence, we haven't sent up a date yet. We will notify you and we'd appreciate your being there when we arrive.

MR. CARDAROPOLI: We are also the same people doing the mall that is before you in the front so we want to try and do it right, make the mall so that corner piece there we are waiting for the traffic. We are waiting for the traffic study which will be done June 29th.

MR. BABCOCK: Maybe you can give him or let him know what the highway superintendent said about those cul-de-sacs just to give him some input or he can possibly stop in the office.

MR. PAGANO: I didn't have a second copy. Sight distance is poor for road entrance on Moores Hill Road. Provisions should be made to cut Moores Hill Road down for safer sight distance. Also do away with cul-de-sacs and make road a loop.

MR. BABCOCK: Maybe the applicant/engineer should meet with the highway superintendent to discuss what he might do, approve or disapprove.

MR. PAGANO: Everything else seems to be approved, that is the only disapproval you have.

C & R ENTERPRISES SUBDIVISION (90-31) MOORES HILL ROAD

Mr. Michael Murphy of Zimmerman Engineering appeared before the board.

MR. MURPHY: Good evening, everybody, I'm here tonight looking for a preliminary approval on C & R Enterprises Subdivision. I believe we're all familiar with this site.

MR. DUBALDI: Very.

MR. LANDER: Mark, you have that you received letters from Army Corps of Engineers, New York State Office of Parks, Recreation and Historic Preservation.

MR. EDSALL: Yes, those are just things that I want the applicant to make sure they are aware of Myra faxed copies.

MR. MURPHY: Yes. Nothing significant. They are typical response letters they want to make you are aware of all your regulations and make sure you go through all the proper channels.

MR. EDSALL: That was in response to the SEQRA coordination letter.

MR. PETRO: Note for the minutes that the Town of New Windsor Planning Board did write a letter to the New Windsor Town Board stating some of the concerns that we had heard at a public hearing, two public hearings about water problems in the area just to sort of let you know that the, maybe at some point if a water extension could possibly be done Town water, municipal water we just want to let everyone know, the minutes know that we did send a letter of July 13, 1993, to both George Green, Supervisor and the Town of New Windsor Town Board.

MR. LANDER: Also in Mark's comments that we allow for a future water loop here between lots 4 and 5, can that be accomodated?

MR. MURPHY: We're going to add additional space in the

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easement that we have running through the lots to accomodate a water line in the future.

MR. PETRO: Municipal fire as approved at 4/19/93, highway is approved 5/14/93.

MR. VAN LEEUWEN: I'll make a motion that we give preliminary approval to the subdivision.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board give preliminary approval to this C & R Enterprises on Riley and Moores Hill Road. Any further discussion? Roll call.

#### ROLL CALL

MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. MURPHY: Thank you very much.

C & R ENTERPRISES SUBDIVISION - MOORES HILL ROAD -  
LETTER REQUESTING 6 MONTH EXTENSION OF PRELIMINARY  
APPROVAL 90-31

MR. PETRO: We have a letter from C & R Enterprises, preliminary approval for the above referenced approval is due to expire January 21, 1994. Applicant has already received approval for sewer allocation from the Town of Cornwall. We're now submitting plans to the New York State Department of Environmental Conservation for sewer main extension, to the Orange County Health Department for their review and approval.

MR. VAN LEEUWEN: So moved.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant six month extension to the subdivision for C & R Enterprises, Inc. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE



C & R ENTERPRISES SUBDIVISION (90-31) - MOORES HILL AND  
RILEY ROAD

Mr. Michael Murphy of Zimmerman Engineering appeared before the board for this proposal.

MR. PETRO: We have letters that have gone out and first the board will review it then we'll open it up to the public. On May 24, 1993, 24 addressed envelopes obtaining attached notice of public hearing did go out, I have it notarized by Pauline Townsend that they did in fact go out. I want to read into the minutes that there was an error in the local paper, the Sentinel with the section, block and lot number so what we're going to do we're continuing with the public hearing but I'll leave it open until the next meeting in case at that time, anyone should happen to want to come in and speak on behalf of this application. We'll keep it open June 3, 1993, it was a misprint. What we're going to do is not going to hold us up, we're going to leave it open for the next two weeks.

MR. MURPHY: That is fine with us.

MR. PETRO: At this time, we'll review the application then I'll open it for a public hearing.

MR. MURPHY: Okay, as many of you know, this project is both a major subdivision and a lot line change. The project consists of 2 existing parcels, one parcel where the majority of the development is planned to take place on a 9 1/2 acre parcel and adjoining to that is another 3 1/2 acre parcel which is part of this application only in order to dedicate a land area large enough to provide roadway frontage onto Riley Road. The number of lots proposed is ten and these are three acre lots, they'll be serviced by municipal sewer, individual wells and there will be a Town road built. And that is basically the gist of this project.

MR. PETRO: I'm going to read over the engineer's comments for a couple seconds and we'll get back.

MR. SCHIEFER: The part you're talking about dedication the ones with the cross hatches?

MR. MURPHY: Yes.

MR. SCHIEFER: Okay, thanks Mike.

MR. PETRO: We had talked with the attorney and with Mark, the engineer, earlier about obviously there is a moratorium on the sewers in New Windsor and we are going to review this only as a preliminary approval and we feel at this time and Andy correct me if I am wrong, preliminary approval will not adversely effect the sewers at this time. When you come in for final approval, you'll need all approvals from all agencies involved, therefore we'll need moratorium lifted or granted from the Town Board, one or the other, so we're not going to concern ourselves at this particular time with the moratorium on the sewers. Everyone understands that.

MR. SCHIEFER: Is that legal, Andy.

MR. KRIEGER: Yes, you can grant preliminary as long as the applicant understands that they can't apply for final until the moratorium is lifted because that is outside the ability of the Planning Board.

MR. EDSALL: Relative to 20 SEQRA if you at this meeting or any subsequent meetings declare negative dec it would be with the full understanding that before final approval could be granted, obviously there would have to be an ability to have discharge of the sewer into the collection system.

MR. PETRO: The attorney has stated that an applicant may not be made for final, I believe that you couldn't be able to make application to go through the process but we can't grant final approval.

MR. EDSALL: They couldn't come back because they won't have approval from the DEC because they won't process their sewer application because they are going to be stuck between preliminary and final.

MR. SCHIEFER: Until there's a change in the status of the sewer.

MR. MURPHY: We're aware of this.

MR. KRIEGER: And any negative dec that the board issues has to be with the assumption that there will be sewers and sewage disposal and if that doesn't, that neg dec doesn't take effect until such sewage is in place.

MR. PETRO: Do we have to declare negative dec until the preliminary, can we put that off until final application is before us?

MR. KRIEGER: Yes, it has to be done before final.

MR. EDSALL: What's going to happen is that before they are able to obtain their approval from DEC and any approvals from the Health Department, those departments are going to ask this board for a negative dec. They won't process the application final without a negative dec so they are going to need it before they come back for final.

MR. PETRO: Before they make an application.

MR. EDSALL: There has to be a negative dec on record so somewhere between now and when they ask for approvals from those agencies, we're going to have to consider a negative dec otherwise their application will be held.

MR. KRIEGER: It has to be done before they go, they can go, the appropriate time is not now because the moratorium is in place. The sequence of events is this. Once the moratorium has been lifted or is no longer in place, for whatever reason, then they can apply for a negative dec.

MR. PETRO: I think they should reapply if they come in for a meeting for negative dec we can look it over and he can get things moving.

MR. EDSALL: I reference on here application to Orange County Department of Health and I list both water and realty subdivision, at one point there was proposal for

water up Riley Road and the possibility of tying in, if they decide to tie in with water rather than have individual wells, they'll need water extension approval. If they continue to go with the on-site wells, obviously that approval is not required.

MR. MURPHY: Was there any further progress on that issue that water line extension?

MR. EDSALL: It's still under discussion, I believe it's moving forward and in fact that may end up moving faster than the moratorium being lifted so given the open end to where you stand right now by the time you complete your DEC application, there may be that line in construction so that is still a possibility.

MR. MURPHY: Well, if tying into the water main is a possibility but prior to final approval we'll certainly present the project in that manner having central water service.

MR. PETRO: For the board's information and for any public that might be here on 5/14/93 we have Highway approval and on 4/8/93 municipal fire Town of New Windsor Fire approval so he's been out there and seen the entrance onto Riley Road and it's met with his approval.

MR. LANDER: We're still going to need a number for that lot.

MR. MURPHY: No, I believe it was discussed that that wouldn't have a lot number.

MR. EDSALL: That is an existing separate tax lot.

MR. MURPHY: Yes, that is the one we're creating the lot line change on.

MR. PETRO: Lisa Lane has been filed with Walt Cory and there's not a problem with the road name?

MR. EDSALL: I believe so, you've talked to Bob Rogers?

MR. MURPHY: Yes.

MR. PETRO: Okay any other comments from the board members? If not, at this time, I'd like to open it up for a public hearing. Anyone here to speak on behalf of this application, please come forward and give your name and address.

MR. BRIAN BUTLER: I live on Moores Hill Road directly across from the proposed development. I was pleased a few minutes ago to hear about a proposed water line extension, the thing is if this is offered for the development, I would like to see it offered to the people who have already lived on Moores Hill Road as well. I'm not sure how many of you are aware there happen to be 3 of us who live right on Moores Hill Road right across from me Eddy Backoffen (phonetic) and next to me is Dario, a little help with the last name, Scaracini (phonetic). All 3 of us have had troubles with our wells, I brought this up to this gentleman as we spoke a little while ago, and I know years ago this development I think was proposed and I'm not sure if it was the same gentleman and the response that was received when we mentioned the problem with the wells, well, the water is there for anyone who wants it and it's our legal right to take it. I thought to myself well, that may be entirely true but it's not, is that really the kind of development we want in New Windsor? We have been paying taxes here in New Windsor for some time, I thought that was an unethical approach by the developer. That really is my only reservation to the development. I'm not opposed to having neighbors, you know, as I say, my reservation is the fact that water is a problem there. It's more than just a coincidence the fact that my well went dry at 480 and now I'm 680 and I still have trouble with my well. It's not the concern of the board here but it's a genuine concern. My concern is as I say I have had trouble with my well and I'm sure if you ask some of the surrounding houses they too have had it. So if the extension is put in, I would like to see it offered to the people on Moores Hill Road as well.

MR. PETRO: Mark, maybe you can shed some light if an extension didn't come up Riley Road, I'm sure that it wouldn't go into the development, I'm sure it would

be--

MR. EDSALL: He's on Moores Hill Road, the project I believe is currently under consideration would be to come in off 207 and then head up Riley Road and the project to my understanding does not include Moores Hill Road. Obviously, there's possibility of having the water line looped through this subdivision down to Moores Hill and then looped back into the intersection of Riley and Moores Hill. But again, that is a Town Board issue, it depends how the district is created, how it's structured, what lots would be in it. I'm sure if the Town Board creates a district for this area and the residents of Moores Hill want to have their portion included in the district, the Town Board could consider that. It's like anything else, the bottom line is if it is put in, somebody's got to pay for it. For the portion in the development, the developer has to pay, that is up in the existing road, the Town has to create a district to pay for those improvements but you may want to keep in contact if there's a number of people that have a problem to let the Town Board know that you believe it's a worthwhile addition to have this looped up this first section of Moores Hill.

MR. BUTLER: I'm a little disappointed more people haven't turned out here, I'm sure more letters went out than just to the three of us.

MR. PETRO: 24 letters.

MR. BUTLER: I figured with what had transpired in the past and this rearing it's head again, I figured more people would be here.

MR. BABCOCK: If the developer was going to service his property through Moores Hill Road, once the line was dedicated to the Town of New Windsor then you'd have the right to hook up but there's no service planned on Moores Hill Road right now even if the development went with central water, it wouldn't be planned on Moores Hill Road.

MR. KRIEGER: Basically, so that you are clear, whether there's a water line and where the water line goes is

entirely a question decided by the Town Board. This board cannot effect it in any way, shape or form so when you talk about the turnout even if there had been a huge turnout here, when you get to that request you're making a request of the board that can do nothing about it.

MR. BUTLER: I'm not making that request, I want to bring it to your attention that there's genuine problem and it's up to you to decide whether this gentleman is going to be able to proceed with a development that is on wells or whether it will go through with the water supply and if it is going through with wells, you're going to be impacting people along Moores Hill Road, it's hard telling where the aquifer is coming from, I might get my water from entirely different place but it's more than a coincidence that three of us right next to each other have had troubles with the wells and you're proposing something right in our back yards.

MR. LANDER: You live right across.

MR. BUTLER: I live directly across, Eddy Backoffen and there's Marcel (phonetic) and here's Dario and here's Mrs. Backoffen's fence so in this area, it's in very close proximity, it's in that area.

MR. VAN LEEUWEN: How deep are your wells?

MR. BUTLER: 470 foot and I went dry, I went 680 feet and I still had trouble. I had to have a company inject nitrogen gas into the well and force the water back into the rock layers to try to expand the crevices to supply me more water.

MR. BABCOCK: Did it work?

MR. BUTLER: It did work but it still is not really what it should be.

MR. VAN LEEUWEN: When it was dug, how many gallons per minute did it run?

MR. BUTLER: I believe it was about 8.

MR. VAN LEEUWEN: 8 gallons a minute and it's running dry now?

MR. BUTLER: It was 470 feet deep and it went dry when I decided I had to drill a new one.

MR. BABCOCK: You have 8 gallons a minute now?

MR. BUTLER: When Thompkins Well Drilling put it in, it was 9 gallons.

MR. VAN LEEUWEN: He's pretty straight, they blast before--

MR. BUTLER: No, this was drilled, wasn't pounded. Seeing the entrance on Riley Road alleviates one of my other concerns. I was thinking that that would be similar to the other layout which had access from Moores Hill Road. Is there any intention in the future of putting anything in on Moores Hill Road?

MR. PETRO: No.

MR. BUTLER: Because as you probably also are well aware, Mike, you travel that road every day, my road is horrendous, well Jim, you have been in my driveway as well that is murder to get out of my driveway.

MR. DUBALDI: One of the reasons why we took it out now everything comes off Riley Road.

MR. EDSALL: Highway Superintendent disapproved the plan when it had access off Moores Hill Road.

MR. VAN LEEUWEN: There's too many problems, there's a hill there and it's nothing but problems where this comes out of the existing house is dangerous.

MR. LANDER: Mrs. Backoffen gets her water once it's dedicated to the Town.

MR. BABCOCK: It's going to be wells.

MR. LANDER: If they run off Riley her lot is right here and it adjoins that road.



MR. VAN LEEUWEN: Your well was 470 feet deep and it went dry.

MR. BUTLER: Yes like a bone.

MR. VAN LEEUWEN: I'm surprised they didn't blast rather than put the gas in, blasting is much more effective.

MR. BUTLER: What's the fee compared to the aquafeed method.

MR. VAN LEEUWEN: I don't know, I built houses for a living many years ago, if I had a problem, that is what I did. I usually just dropped a couple sticks of dynamite.

MR. BUTLER: I haven't had a problem since I had that done and that was several years ago but I don't want the problem to arise again, that is my only concern. I'm not opposed to having neighbors. In fact, I welcome the idea of having people close by but my only concern is the water. And when I came in here and discussed with this gentleman, he had the same attitude, maybe it's the developer mentality, the water's here for everyone and it's our right to take it if it is there but is that the kind of people we want building houses if they weren't concerned about people already here?

MR. VAN LEEUWEN: That is our concern to take care of the people that are already here. But it's very hard to know what's underground, that is the whole problem. I think what we should do is find out when water is coming through here because I know water is scheduled to go through there, that I do know. Just don't know how soon.

MR. LANDER: He can't move on this anyway.

MR. PETRO: This is going to be dead in the water once they get preliminary anyway, no pun intended.

MR. MURPHY: I've got a question. Does anybody know

what the situation is on the sewer moratorium, what kind of time limits we're looking at before it's resolved?

MR. LANDER: Two years ago they said it's any day, that was two years ago any day now.

MR. MURPHY: Similar to what happened in Orange County sewer district number one.

MR. VAN LEEUWEN: When you deal with DEC, you've got a problem. DEC has control over it, we don't.

MR. BABCOCK: The Town is working on expanding it and doing different things to the sewer plant so it could happen in not so long.

MR. VAN LEEUWEN: That is controlled by DEC.

MR. MURPHY: I realize that, I was just wondering what the status is.

MR. VAN LEEUWEN: DEC.

MR. PETRO: Finish up with the public hearing. Any other people here for this application that wishes to speak on behalf of this application? Okay, if not, I entertain a motion to close the public hearing. It's not closed now, this is put off until next meeting. We'll adjourn this.

MR. VAN LEEUWEN: I make a motion we adjourn.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board adjourn the public hearing on the C & R Enterprises subdivision and this will be reopened at the next meeting.

MR. BUTLER: Which will be?

MR. VAN LEEUWEN: Two weeks from tonight.

MR. PETRO: June 23rd.

MR. PETRO: Back to the board members, any other board member have any discussion on this application?

ROLL CALL

MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: I wonder if there's a way that we can check out and see what the water situation is if somebody knows if there's an aquifer underneath there or not.

MR. BABCOCK: When they drill the first well, they are not going to occupy the house unless they can get water, I can tell you right now that everybody out there right now when they start to build before they build, they drill the wells. They want to make sure there's water before they put a house. It's right up the street, Windsor Woods, they haven't had a problem but they are drilling the wells before they put the house to make sure they have water. I'm sure this guy's going to do the same thing.

MR. VAN LEEUWEN: I think that ought to be one of the requirements.

MR. PETRO: I think in the meantime if you want to check with the Town Board members or the Town Supervisor maybe send them a letter and/or hand deliver something maybe they can give you a schedule we don't know of any schedule for water line there or a loop. Maybe they can shed some light on it and you're welcome to come back to the next meeting, maybe you'll have more information for us.

MR. BUTLER: Thanks.

MR. PETRO: I think we have gone as far as we're going to do with this and we'll put it on the agenda for the next meeting, we'll reopen it and go through it

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quickly.

MR. EDSALL: Assume the position of lead agency.

MR. VAN LEEUWEN: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board assume lead agency for the C & R Enterprises subdivision on Moores Hill and Riley Road.

ROLL CALL

MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

June 23, 1993

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TOWN OF NEW WINDSOR

PLANNING BOARD

JUNE 23, 1993

MEMBERS PRESENT: JAMES PETRO, CHAIRMAN  
RON LANDER  
CARL SCHIEFER  
HENRY VAN LEEUWEN (Arriving Late)  
CARMEN DUBALDI (Arriving Late)

ALSO PRESENT: MICHAEL BABCOCK  
BUILDING INSPECTOR

MARK EDSALL, P.E.  
PLANNING BOARD ENGINEER

ANDREW KRIEGER, ESQ.  
PLANNING BOARD ATTORNEY

MR. PETRO: Call to order the regular meeting of the Planning Board dated June 23, 1993. I just want to remind everybody before the board for approvals that it will take a unanimous vote to carry anything. One nay vote and it will not carry because we only have 3 members. Has everyone had a chance to read the minutes dated May 26, 1993?

MR. SCHIEFER: I make a motion we pass them as written.

MR. LANDER: Second it.

MR. PETRO: Motion has been made to accept the minutes dated May 26, 1993. Any further discussion?

ROLL CALL

MR. LANDER	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE

C & R ENTERPRISES SUBDIVISION (90-31) RILEY ROAD

Mr. Michael Murphy appeared before the board for his proposal.

MR. PETRO: We had a public hearing at the last meeting and the reason for the continuation is there was an error in the New Windsor newspaper, The Sentinel. We felt it only right to rerun the advertisement for the public hearing and continue it at tonight's meeting. That is why it may occur to be two public hearings but in reality it's a continuation of the same one. If you would just go over for the board this is a little redundant, just go over what we said at the last meeting.

MR. MURPHY: Okay, what we have here is both a lot line change and a major subdivision. The total area of the two tracts involved is 13 acres. One track is a 2 1/2 acre tract of land that is only involved in the subdivision in order to dedicate a portion of the lot area that we're going to need to build the new Town road. The main portion of the subdivision is in the remainder of the land and what we're looking to create are ten building lots, these lots will be serviced by individual drilled wells, Town sewer and they'll have their driveway access on to the proposed new road, won't be any driveway cuts on top any of the existing Town roads. You didn't have any new comments this is just a continuation?

MR. EDSALL: Right.

MR. EDSALL: Any comments from the board to the applicant? If not, we'll go right into the public hearing. At this time, I'll open it up to the public. This is a public hearing. On May 24, 1993, 24 addressed envelopes containing the attached notes of public hearing did go out. And I have a receipt from the notary public of Pauline Townsend. If someone would like to is speak again on this project, please come forward, give your name, address.

MR. FRANK JANNOTTI: I live at 207 Brown's Drive, I'm trying to understand where is this traffic going to

exit out of this property on what road?

MR. PETRO: Riley Road.

MR. JANNOTTI: I have three concerns. One is that we're all on well water. An many of us have experienced problems with our wells. Second problem is the traffic. In the morning, it's extremely difficult to even get out of Moores Hill Road which Riley Road exits onto, in the afternoons, lot of traffic is taking Riley Road as a short cut to bypass Route 300 to get over to 207 and sometimes you can't even right get out of Riley Road to make a right turn to go over to 207. So we have a severe traffic problem and also coming out I can't even make a left turn when that Anheiser Busch plant let's out or any heavy traffic from Stewart, I can't even make a left turn out of 207. It's like committing suicide. So we have a serious traffic problem without adding more homes. Third problem is I understand those homes are only going to be a thousand square foot. Is that what the proposal calls for?

MR. MURPHY: That is the minimum requirement in the zoning is a thousand square feet of living area. You know in our office we've had very few builders that actually go out and build thousand square foot homes. They build homes most are 2,000 square foot or larger.

MR. JANNOTTI: If there's going to be an approval, I'd like to see the requirement be at least 2,000 to conform to the average size homes.

MR. PETRO: New Windsor requirement is one thousand and that is all we can force is one thousand.

MR. JANNOTTI: Those are my three concerns mainly the traffic and the water.

MR. PETRO: I can touch upon two of those and believe me, I'm not insensitive to the traffic problems because I think it's all through New Windsor, it's a major problem. Naturally, this exit onto Riley has been approved by the New Windsor Highway Department, it's in a place where the sight distance meets all the approvals, we have it written here approval on 4/8/93,

it's approved which is Fred Fayon, New Windsor Superintendent for Highway. The water itself I know cause we had spoken last meeting about the water, anyone who has a lot in New Windsor certainly has the right to drill a well. I know you have water problems and we had suggested last time there was some talk about a water line going to that part of the Town. Maybe going to see the Town Board or the Supervisor, that is beyond our control whether there's going to be a water system set up for that area, that we don't know. At this particular time, he has met with the Board of Health and they've granted approval for the wells. He certainly owns the property and can drill a well. Same as you have a building lot, we can't say well, you can't build a house cause the well you might take water from somebody else. He has equal or any applicant has equal rights to the water in the ground. I understand it's a problem but as far as this board is concerned, I don't know what legality or what method we can do to say you can't build a house because there could be a water problem.

MR. JANNOTTI: What would happen if the wells start drying up, then what do we do?

MR. PETRO: My only answer would be not a good answer which would be to drill deeper wells or I don't know the answer and there's no answer. If you were the applicant, how would you want me to answer you if you were looking to build a house?

MR. JANNOTTI: Well, I think that maybe the number of homes should be reduced, I don't know, you know.

MR. PETRO: They meet all the required, matter of fact, probably over the, over the required square footage for a lot. We cannot legally in other words if we say we want it reduced because we said so he can come in with Article 78, sue the Town and goes and builds them anyway. So we can't arbitrarily say we want the lots smaller. I understand there's a water problem because was a number of people here before.

MR. JANNOTTI: There are people down over 600 feet now that have their wells dry up already.



MR. PETRO: Has anyone, I know you have a large group here, has anyone gone and seen the Town Board or Mr. Green and asked about the water lines?

MR. JANNOTTI: I haven't so I can't speak for the rest.

MR. PETRO: The point I'm trying to make though I know there's a problem but legally there's nothing that this board can do as a board. We can't reduce the number of lots, we can't tell him he can't put a well. He's been paying taxes on the properties the same as if you owned it and if you wanted to give a lot to your daughter and the neighbor said what about my water? The number of lots that are permitted there, the number of lots he's providing is what's permitted. We're not adding extra.

MR. LANDER: Frank, your problem is not unique just to New Windsor. We read about planning things so in Middletown they had the same problem they wanted the developer to guarantee that their wells would not dry up. Now how can you guarantee that?

MR. JANNOTTI: I understand.

MR. LANDER: Suppose they got this approval here and they never even built a house and your well dries up anyway, they didn't even drill a well yet they'll drill wells here before they build a house. But as far as having him cause we think about these things but how can, we can't have him guarantee you that your well won't dry up. The best thing is to get water on your road.

MR. JANNOTTI: Well, yeah, that is what we always needed but they came through with the sewer lines but I didn't need sewer, I needed water. Somebody else needed the sewer lines but--

MR. LANDER: Maybe with this project may be getting approved, maybe the Town would look a little more favorable on a getting you Town water. At least get it on your road, whether you look hook up to it.

MR. JANNOTTI: There's no provision at this time in the

near future for water lines to be installed in our area?

MR. LANDER: Not that I know of not right now.

MR. JANNOTTI: Well without water, we're dead, that is all I can say and I think it's something the Town has to seriously consider in anymore approvals for more homes that there's going to be adequate water for everybody whether we're a new or old taxpayer without water we're finished.

MR. LANDER: I think we have to look out for the old taxpayer a little more than the new one. I think you have been here for a while.

MR. JANNOTTI: If our wells are going to dry up so are there's. So I think the Town has to seriously consider overall the whole picture of water in the whole area not just this little 15 acres of land or even our homes so that is all I ask and I don't know if that can be taken into consideration.

MR. PETRO: Sometimes you can dig a well within 50 feet of another and be two separate water sources so let's hope for the same.

MR. LANDER: What do you know about water going up the road?

MR. VAN LEEUWEN: There's been talk about it but we have a moratorium on water and sewer in the Town.

MR. LANDER: Not water.

MR. EDSALL: There was never a formal moratorium they just were waiting for additional information on New Windsor capacity.

MR. VAN LEEUWEN: DEC won't approve a line.

MR. EDSALL: Health Department, Orange County Health Department has now relaxed their opposition.

MR. VAN LEEUWEN: That just must have happened

recently.

MR. EDSALL: I'm not saying they won't bring it back up but they've accepted the information New Windsor submitted.

MR. KIRK WILLIAMS: 400 Riley Road. I have a question, two questions can you orient that site plan so we can see out this way. Would this be included this sewer district 19?

MR. VAN LEEUWEN: You are District 19, right.

MR. WILLIAMS: I am, is this project from sewer district 19?

MR. VAN LEEUWEN: It will come into Riley Road sewer district.

MR. WILLIAMS: Will they be able to hook in, I didn't catch it if it was water or sewer.

MR. LANDER: They can't hook up because there's a moratorium on the sewer.

MR. EDSALL: At the last meeting, it was noted that the DEC has a moratorium against sewer extensions. This would be considered a sewer extension therefore they may get through the application phase as far as submittal but until that moratorium is modified or lifted, they would not obtain DEC's approval therefore they can't come in for final approval, they'll be on hold until that is straightened out. Unless the DEC changes their moratorium status.

MR. WILLIAMS: Is the exit on Riley Road is that within 500 feet of an interstate highway system?

MR. MURPHY: No, I don't believe so.

MR. EDSALL: Within 500 feet of Route 207.

MR. WILLIAMS: 500 feet of the Thruway, if it's still required that they have approval by the County.

MR. EDSALL: It has to go to the County Planning, yes.

MR. WILLIAMS: Is it within 500 feet? Can somebody research that.

MR. BABCOCK: If it is within 500 feet of the state road, it will need County Planning approval.

MR. WILLIAMS: If it gets approved will it go through the county process?

MR. BABCOCK: This project is here for preliminary approval, not final approval. It's quite a ways from a final approval. If they were to receive a preliminary approval then the plans would be submitted to the rest of the agencies, such as the Health Department which are going to look at the wells, such as the Planning Department which is going to look at the road and so on.

MR. PETRO: It was sent to Orange County Planning on 11/17/90, as the original site plan and it came back local determination. So one plan of the project has been to Orange County Planning.

MR. WILLIAMS: Thank you.

MS. BETTIE PRUCE: 23 Weather Oak Hill and I was wondering what are the alternatives, leach fields and septic in this area as of right now?

MR. PETRO: No, it's going to be hooked into the New Windsor sewer system when and if the sewer system becomes available.

MS. PRUCE: If you approve.

MR. VAN LEEUWEN: This is not approval, only preliminary, might be another year.

MS. PRUCE: Could be predicated on opening up the sewer?

MR. VAN LEEUWEN: Could be a year or two years away, DEC knows and they won't tell you.

MR. JANNOTTI: How many feet up Riley Road is that from the end of Riley Road, the exit?

MR. EDSALL: About 430 foot up.

MR. JIM WALKER: I live at 21 Weather Oak Hill. My concern is the water as well. Currently, I cannot let my pump run for more than 15, 20 minutes because it doesn't draw water after that. I've heard that it's been stated by the Town board that there would never be water on Weather Oak Hill for whatever reason but it amazes me that the can factory across the street on 207 at the entrance to Stewart can tap into the New Windsor water supply and God knows what they use in water in content so I think we have a legitimate concern about this water situation.

MR. PETRO: I would agree with you except I believe that you are addressing the wrong board, is that correct?

MR. VAN LEEUWEN: Yes.

MR. PETRO: This is a Town Board issue, there's nothing I can do about it.

MR. VAN LEEUWEN: There's only one board that can authorize water or sewer and that is the Town Board, Town of New Windsor.

MR. WALKER: I'm just letting you know that I have a concern about the water situation on Weather Oak Hill and that was all I was attempting to do, thank you.

MR. PETRO: Thank you.

MR. EDSALL: There's obviously the comment that it would never be water, I think maybe quote old comment before the potential for a main along Riley Road is currently being investigated, if the Riley Road loop goes in the applicant has already indicated if the installation is timely, they'd look to put water up their subdivision which creates the potential to loop down Moores Hill it could be a domino effect. If an

improvement district is created by the Town Board was created it could extend it up in your direction but again Mr. Petro's right, maybe you can pursue that through the Town Board. It can work its way up there, there's a better chance now than there was a couple years ago.

MR. WALKER: Thank you.

MR. PETRO: For everyone in the audience, I don't want anyone to think we're going to jump right in and give approval to this kind of subdivision. This applicant started this application on 6/2/1990, that is how long it's been coming to the board and he's here for preliminary approval. Anyone else that would like to speak on this?

MS. PRUCE: On the corner, we're getting feedback that there would be an office building put up there.

MR. MURPHY: Yes, at one time we had plans for office building on the corner.

MS. PRUCE: How high is this building supposed to be?

MR. MURPHY: Well, this plan has since been thrown aside. We currently have no plans to develop this lot at this time. So to tell you how high the building is, we don't know but the maximum building height in the area is 35 feet.

MR. PETRO: At this time, there's no proposal, it would be a whole new application so there would be I'm sure for that there would be public hearings and it would be drawn on for a while.

MR. VAN LEEUWEN: Then you have to have sewer and water, that is one reason why they took it off.

MR. PETRO: I wouldn't give that any worry. Anyone else?

MR. BRIAN BUTLER: I'm at 42 Moores Hill Road. Not to beat a dead horse again I realize this is not the board that authorizes the water but that is my concern. We

have Windsor Woods, which is going in and that is on wells right now from what I understand, there's proposal for C & R Enterprises again on wells. Years ago there was a proposal behind my house for another development on wells. We have developers that are coming in, making a great deal of money. I'd hate to see them make more money at the homeowner's expense of the people that are there now and I'd just like to see some kind of initiative. I don't know if it is within your power to recommend or specify to the Town Board that your feelings are that we need water in that area. Bug I just would hate to see more developers getting rich at the expense of those people that are already here in the area.

MR. EDSALL: Just a comment for the record on Windsor Woods, they feel so strongly that the subsequent phases they only have Phase One approved that are going to have municipal water that the current improvements include installing a water main that they can't use so they are paying for both wells and the water main. So they are gambling rather heavily that they are going to have water for the subsequent phases.

MR. BUTLER: this has been common knowledge that people in the area have a problem with the wells. More than just a coincidence that people on Riley, Moores Hill, Weather Oak, Brown's Drive, it's not one area, it's all over. And again it is everyone's right to have water, it's there under ground but it's a known problem and what we should do if the developers want to come into the area, we should make them pool their resources they are going to get rich off us, get together at this point and say okay, we'll pay for the water main if it can be authorized through the Town of New Windsor. I'm not opposed to having neighbors, I welcome it but do it responsibly with a known problem in the area but don't let them come in proposing wells. It's just going to kill the rest of us.

MR. PETRO: Mike, for the public's information, when you issue a C.O. on the house, you have to check and make sure there's water in the house.

MR. BABCOCK: Yes, they have a well and it's tested on

how many gallons a minute and bacteria tests and they have to supply that.

MR. PETRO: Water has to be produced but the house or the lots are not liable.

MR. BABCOCK: Like I stated at the last public hearing, Windsor Woods, they are drilling the wells before they build the house to ensure that they have water and I have been informed by them that they do have the water. They didn't tell me how much but they did say they have it or else they wouldn't be building.

MR. PETRO: It's monitored, someone doesn't get a C.O. for a house that doesn't have any water.

MR. VAN LEEUWEN: It can't.

MR. BABCOCK: Yes.

MR. VAN LEEUWEN: If the builder's smart, he puts the wells in before he starts building because if he has no water, he's out of luck.

MR. BUTLER: Has anyone checked to see if it has an impact on the surrounding wells?

MR. VAN LEEUWEN: There's no way you can check. You can't go down 75 feet to see if there is an aquifer. You have no way of knowing. Large aquifer's of 25, 30 acres, yes, they do have a way of knowing that they are there but they have no way of knowing where the small ones are.

MR. PETRO: If he was going to drill that well on his lot for his daughter and I said it's going to have an effect on your house, what right do you have to tell him that he can't do it? That is the point I'm trying to make. He owns the lot the same as you own the lot. Obviously, your house is there first, your point though forgetting I think the contractor who put the water lines in the development is not a bad idea if you are going to hook into the water line.

MR. BUTLER: Let them pool the resource they want to



make money off us, let them put back into the community not let them make money and leave.

MR. VAN LEEUWEN: The Town Board of this Town and this Planning Board make the developer put the water in. The Town is not in business to put water lines only on existing roads where there are a lot of houses. It's just getting too darn expensive for the Town. We're making most people who are near water extensions they have to put the water extension in. The Town won't.

MR. BUTLER: This is appropriate, now is the time.

MR. VAN LEEUWEN: We have been doing it right along, whenever there's water, we tell them they have to bring the water line in.

MR. PETRO: If there was a water line anywhere near there but unfortunately unless you're going to talk to Mr. Green and find out when they are going to do it, there's nothing in the fire.

MR. VAN LEEUWEN: There's been a lot of talk about it but it hasn't gotten to a point yet.

MR. BUTLER: In other words, the only thing we can do is discuss it with him but this won't be brought up on their agenda for some time to come.

MR. VAN LEEUWEN: It's hard to say. Let me say something to you. It's you the people that have to go to the Town Board and ask them for water. They don't know what the problems out there are unless you tell them. Same thing with this board. You tell us what the problem is but I don't know what's going on in your house if you have enough water, I have no idea. I go riding passed there, there's no water meter.

MR. BUTLER: This has been common knowledge for years. Years ago I was involved in this and many of the people around the corner they were coming to these meetings. This is not something that has just sprung up. We're not just making it known that we have water problems. This has been going on for years.

MR. VAN LEEUWEN: I would form a team of people. Every time there's a Town Board meeting, have two or three people go to the Town Board meeting and rotate and put the pressure, that is how you get it. I'm telling you I'm just getting sewer on 32 after 13 years finally going to start the job 13 years.

MR. PETRO: As far as this applicant is concerned, you're going to have time because he's fortunately for you cause he's going to be stalled by the sewer moratorium which could take quite quite a while so anything can happen in a year or two.

MR. VAN LEEUWEN: If there was a way we can make him bring the water from 207 up to that, we'd do it but we can't legally do it. We certainly have legal guidelines we can go by. We can't over step those, we have no right though.

MR. WILLIAMS: Kirk Williams, Riley Road. In regards to the water petition, I can say that I did take the past ten years two petitions around the neighborhood. I presented to previous Supervisor Petro well over ten years ago. I tried to get another one going door to door talking to my neighbors and the consensus appeared to me to be that they were maxed out in taxes, we don't want to pay for water. And I agree with what Mr. Butler is saying and this other gentleman said we're going to get hurt, our wells may go dry we're going to have to fork out that money ourselves to find an alternate source of water. The burden should be placed on the potential developer that comes in the area. I'm surprised it wasn't put on, we have a water plant on Riley Road, no reason they can't run that back from the water plant to 207. At one time there was a public hearing we tried to get water a second time we were going to go into the Orange County water loop and that died because people were afraid of the impact on the taxes. Again the developer is going to come in and we've paid sewer points down to the sewer district over a period I think we're about 15, 16 years into the bond issue, we paid the bulk of it and these guys will come in and they'll skate on us and in all fairness of us they should reissue a bond and include everybody and re-district put the costs to these new people that come

in.

MR. VAN LEEUWEN: I don't know if that can be done. I think that is against the law, I'm not sure..

MR. WILLIAMS: It probably is.

MR. BABCOCK: Just to clear that up. This project as it stands now this vacant piece of property does pay bonding in sewer district 19.

MR. WILLIAMS: They are not paying ten points per lot.

MR. BABCOCK: Nobody that has undeveloped land would pay that, it's 7 points still they are paying the bonding same as you are.

MR. PETRO: I don't want to be redundant. The point is this is a Town Board issue. This is not a Planning Board issue. But distributing points for the sewer district.

MR. WILLIAMS: I hear what you're saying. One closing comment I think it's incumbent upon you as planner quote unquote I know you have legal restrictions but it's incumbent. We hear there's water and sewer problems, let's plan around this, maybe you ought to deny this application because of that.

MR. VAN LEEUWEN: Sir, we can't. If we could, we possibly would, but we can't. We've also got guidelines to go by. All we can do is make sure that he does it the proper way, we cannot stop him. The law is written for that. Even Article 78 won't stop him.

MS. PRUCE: I have another question. Cause this happened at Weather Oak Hill and it was before the Planning Board it was a Planning Board issue where we were told we got letters to come because they wanted to build a house back, I didn't know that we didn't have a voice so what's the sense of sending the letters. It's input maybe but that's about it. The Planning Board decides. Well, we were told it was going to be a beautiful contemporary, that would make everyone else's house, the value go up, be beautiful. Does the

Planning Board follow these people that blatantly lie to you and say they are going though to do this, this and this. They brought in a modular, a piece of junk and it's a rental, it's a mess.

MR. VAN LEEUWEN: I know where you are talking about.

MS. PRUCE: Does the Planning Board follow it through and do you make sure they do this, this and this? You approve it but is there a watchdog?

MR. PETRO: Why don't you address that.

MR. BABCOCK: First of all, I would assume that that would be a ZBA action that she's talking about. The Planning Board didn't get involved with the house, that is on the private road there.

MS. PRUCE: You got involved with the approval from Mr. Wartman to sell this parcel.

MR. BABCOCK: That is a--

MS. PRUCE: Maybe not this Planning Board but it was the Planning Board for New Windsor and it was a modular that was brought in.

MR. PETRO: How do we normally monitor anything?

MR. BABCOCK: Right now, our enforcement is that they comply with the Town of New Windsor. This is minimum thousand square feet, the State of New York accepts modulars if the people come in and tell you they are going to build a contemporary, there's no restrictions whether they build contemporary modular, bi-level or ranch or whatever. Just for informational purposes they said that and didn't or changed their mind, they have the right to do that, there's no restriction on what type of house.

MR. PETRO: This applicant has to build a home one thousand square feet or more, that is as far as we can monitor and have any restriction.

MR. VAN LEEUWEN: We can't tell them what kind of

siding to use. We can't tell them what kind of material.

MS. PRUCE: All predicated on this man stating what type of house he is going to build.

MR. VAN LEEUWEN: This happens to us every other week. They promise you as long as they get out of here okay they'll promise you the moon, sun, Brooklyn Bridge, Tapanzee Bridge, they'll give it all. When you get all done, we get nothing.

MR. KRIEGER: There are two things I'd like to say. Number one, this board is not what's called an architectural review board which exists in some municipalities which is probably illegal. In an architectural review board, where it exists, reviews just that, the architecture and appearance of items that go in of items that are going to be built. As I say, this board has no power legally to do that. That is the first thing I'm going to say. The second thing I'm going to say is this. It has happened from time to time that developers have been required to put their promises in writing and you sign in essence a contract that says that they are going to adhere to it. When they do that, which they don't have to, it's not a requirement that is imposed on them by law, but when they do that in order to obtain approval from this board, it gives the Town, not this board, this board has no enforcement powers once they leave this here, this board has legally nothing to say if they enter into such a contract or agreement, and they violate it then it's up to the Town. The Town is the other party to the agreement, it's up to the Town to try and enforcement it. What they have done in the past or will do what they'll do is pure speculation and speculation is as good as the speculator, no more, what they've done in the past, I for one have no particular knowledge. But once it leaves here, whether there's an agreement or not, once it leaves here, they are gone, this board has no power to do that. Even if all the members of the board were to drive by and look and say well, this developer clearly violated a promise that he made, he can prove that he made the promise, it's right in the minutes of the meeting there it is in black and

white even then they can do that so they have no legal power to do anything about it.

MR. PETRO: Is there any other new issues that we have not touched upon on this public hearing?

MR. VAN LEEUWEN: I'll make make a motion to close the public hearing.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing on the C & R Enterprises subdivision. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE
MR. VAN LEEUWEN	AYE

MR. PETRO: Any other questions from the board members for the applicant? This is a preliminary, looking for preliminary approval.

MR. VAN LEEUWEN: I'm not ready to vote on it tonight, Mr. Chairman.

MR. PETRO: As we said earlier, we have municipal fire has been approved on 4/8/93 and highway on 4/8/93 also has been approved.

MR. VAN LEEUWEN: I'd like to digest the comments that these people made this evening.

MR. LANDER: I think in the view of comments that we heard about the water, the traffic, 207, we can't do anything about that but the State is planning to do something out there so I think maybe the board should send a letter to the Town Board expressing the concerns of these people and the other people on Weather Oak Hill, Riley, Moores Hill so let's send a letter to them stating that and then it's up to you people to go to

the Town board and say help, Town Planning Board knows we have problems with our wells, let's see if we can do something about it.

MR. PETRO: I think what Mr. Lander and Mr. Van Leeuwen is asking we'll have Myra draft up a letter from the Planning Board on behalf of the citizens of Weather Oak and Riley Road and we'll send it over to the Town.

MR. BUTLER: Moores Hill Road.

MR. VAN LEEUWEN: Any way we can help you, we'll do it.

MR. BUTLER: We appreciate that.

MR. PETRO: We'll bring forth the issues.

MR. JANNOTTI: I appreciate that, some correspondence between the two so at least they know they can't say that the Planning Board members said hey, there's a water problem, seems like every time we come back somebody says we didn't know there was a problem and we appreciate it being put into some kind of a written record.

MR. PETRO: We'll have it written probably within a day or two next week sometime and Myra will have it. I'm sure you know where Myra's office is, if you want a copy and we can distribute them.

APRIL 28, 1993

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C & R ENTERPRISES 90-31

MR. PETRO: C & R Enterprises Subdivision, Moores Hill Road represented by Mr. Murphy.

MR. MURPHY: Good evening, my name is Michael Murphy from Zimmerman Engineering. I'm here tonight presenting a preliminary subdivision plan and lot line change for the lands of C & R Enterprises. This plan received sketch plan approval back in September of 1992 and since that time we've been developing it into a preliminary plan. Most recently we ran across a situation where we needed retaining walls or steep embankments to be used within the Town right-of-way. That was an issue that we had a meeting with Mr. Fred Fayo and Mark Edsall. That was back on March 31, '93. Since that time we've made the requested changes to the plan and we believe that the plan is now at a point where we have satisfied everybody's concerns. At this point we would like to move forward with this project, schedule a public hearing.

MR. PETRO: For the members of the Board's information and Mike, on 4/8/93 municipal fire was approved.

MR. VAN LEEUWEN: My question, how steep a slope do you have on this road?

MR. MURPHY: Steepest slope on which? On the road in --

MR. VAN LEEUWEN: The steepest area on the road?

MR. MURPHY: The steepest slope is on the order of seven percent.

MR. VAN LEEUWEN: Do we have a letter from the highway department stating its approvment, Mr. Chairman?

MR. PETRO: The last one we have is on 1/5/93. It was disapproved and it said needs size typed in height of retaining wall. If grading eliminates the need for the wall this must be done. Has that been addressed in one of your comments?

MR. EDSALL: I will jump in. My comment, number one, I'm just letting you know that in fact there was a



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meeting between the applicant's engineers, Skip Fayon and myself. We addressed the concerns regarding side slopes and what is depicted on the plan that's before you tonight. In my opinion it complies with what was agreed to at the meeting. Skip is leaving it somewhat flexible so that we can come up with a specific measure that's appropriate for the type of soil that's run into during construction so the detail pretty much shows worse case. It may in fact not be necessary that we have gabion walls.

MR. PETRO: The lot line change will take a separate, Mark, separate motion as far as nothing to do with the subdivision itself? There's a lot line change involved with this, also?

MR. EDSALL: Right, it's going to be a --

MR. PETRO: Combination.

MR. EDSALL: They both can be addressed on the same plan since it's a survey. When it's filed the lot line would take effect.

MR. PETRO: This is going to need a public hearing. Obviously it's a major subdivision.

MR. VAN LEEUWEN: I so move.

MR. DUBALDI: Second.

MR. PETRO: Motion made and seconded New Windsor Planning Board schedule a public hearing for the C & R Enterprises subdivision on Moores Hill Road. Is there any further discussion from the board members? If not, roll call.

MR. VAN LEEUWEN: Aye.

MR. LANDER: Aye.

MR. DUBALDI: Aye.

MR. PETRO: Aye.

MR. PETRO: Get together with Myra, and probably Mike, setup a date for the public hearing. Once you get everything in order. You get everything mailed out, right, you can set that all up with the applicant.

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2 MR. EDSALL: Mike, could you get me, now that we have got a plan that appears to be acceptable for a preliminary public hearing, I'm going to need some copies so that we can go ahead with the lead agency coordination with this plan since this most likely is the closest thing to what you're going to ultimately come in with. Give me a call. We'll come up with a number. I will need an E.A.F. and copies at least of the subdivision plan, the cover sheet, and I'll circulate those.

MR. PETRO: At this time before the public hearing can we or should we send it to the Orange County Department of Health and Orange County Planning?

MR. EDSALL: It will be circulated to both of them as part of the S.E.Q.R.A. coordination. We will indicate when the public hearing is scheduled for and I will get that date from Myra.

MR. PETRO: The reason I ask that at the public hearing if someone comes up with a good complaint or a substantial change that the Board should make, then those departments would have to be informed again.

MR. EDSALL: Right.

MR. PETRO: That's the risk we'll take. We'll send it out, if it happens we'll address it at that time. Any other comments from the Board members? Okay.

C & R ENTERPRISES SUBDIVISION (90-31) MOORES HILL ROAD.

Michael Murphy from Zimmerman Engineering appeared before the board representing this proposal.

MR. PETRO: For the record, I want it to be noted on December 28, Mike Babcock, building inspector, and myself as chairman went out and reviewed the site with Mike Murphy and I want everyone here to know, did anyone go there?

MR. BABCOCK: Mr. Chairman, the item on the agenda is C & R, we visited Blooming Grove Operating the last time we went out.

MR. PETRO: I stand corrected, thank you Michael.

MR. VAN LEEUWEN: I have been to this site. I have no problem with it.

MR. DUBALDI: I went out with you.

MR. BABCOCK: Yeah.

MR. VAN LEEUWEN: What are you going to do for water?

MR. MURPHY: Individual wells.

MR. VAN LEEUWEN: For now until it's served with water.

MR. MURPHY: As far as we know, that is the permanent plan here. We heard recently from Mark Edsall that there may be creation of Water District 10 and main can go through there. If that should happen by the time this project gets built we'd be glad to switch over and connect to that water system.

MR. LANDER: What's the status on lot number 11?

MR. MURPHY: Lot number 11, lot number 11 is right now it's before the board, is a subdivision, a ten lot subdivision and lot line change. Lot number 11 is a separate lot from the rest of the parcel that is a neighborhood commercial district. We had previously been here for a site plan for that lot and that project

has since come to an end.

MR. VAN LEEUWEN: He's not going to do anything for the time being?

MR. MURPHY: For the time being, he's not doing anything with that.

MR. VAN LEEUWEN: Originally was supposed to have stores and offices upstairs and then he just changed it to an office building.

MR. MURPHY: Given the condition of rental space around here being so abundant, they are not going to move ahead with that project. So at this time, the only reason that parcel is included in this subdivision is basically just for a lot line change to provide this cross-hatched area.

MR. VAN LEEUWEN: That is coming out of that lot.

MR. MURPHY: That is coming out of the overall lot number 11 so that we can create a roadway to Riley Road because after many tries, we came to the realization that Moores Hill Road was not the proper location for a new roadway.

MR. VAN LEEUWEN: What are you going to do for sewer in this case, Mike?

MR. MURPHY: Sewer right now we're proposing to connect to central sewer system. We realize there's a moratorium on central sewer hookups and we're hoping that by the time this project is ready for final approval, that that will be available so this project really does hinge on the availability of central sewers.

MR. VAN LEEUWEN: There's a way you can buy it, no, don't get me wrong, but you can buy sewer points from the Town of Cornwall, who owns some sewer points in the Town of New Windsor Sewer District. What you should do is make a phone call to George Green, he can fill you in on the details.

MR. LANDER: From Majestic Weaving.

MR. VAN LEEUWEN: From Majestic, correct that is all I wanted to do, you guys all know.

MR. MURPHY: Thank you for that information.

MR. VAN LEEUWEN: Off the record.

(Discussion was held off the record)

MR. PETRO: I know you have been working with the highway superintendent, I have a disapproval as of 1/5/93 and it says need size, type, height on a retaining wall if grading eliminates the wall this must be done.

MR. VAN LEEUWEN: By the Highway Department?

MR. PETRO: Yes, what's the, Mark, maybe you can jump in on this right now. What are we going to do with the retaining wall, what have you discussed with Mr. Fay?

MR. MURPHY: At this point, we have not yet gotten to discuss this project with Mr. Fay with regards to the retaining walls. We have discussed with him as far as the roadway layout and access to Riley Road. Since we received sketch plan at that level, we gave developed a plan further, we have provided a final grading plan and in that final grading plan, we find that in order to bring the roads in at reasonable grades, we have cuts near the subdivision boundary line so the only way we can accomplish those cuts is by putting in a retaining wall along those portions of the roadway. We're not talking about very deep walls, the deepest point I believe is 6 feet and it's the average is around 4 feet.

MR. PETRO: With these walls, this is a minor subdivision?

MR. BABCOCK: Major.

MR. PETRO: You're going to have a maintenance

agreement with the people of the development, who is going to maintain these walls?

MR. MURPHY: That is something we're going to discuss with Skip as far as what are the types of walls either within the right-of-way and become the Town's responsibility or possibly pull them out of the right-of-way.

MR. VAN LEEUWEN: That is a big problem. That is one thing we should get solved.

MR. MURPHY: We do want to solve that problem but at this point, we put a lot of work into the plan since the last time you saw it, we wanted to run it passed the board to see if you have any of your own concerns with regard to this layout.

MR. LANDER: What's the wall going to be made of?

MR. MURPHY: That hasn't been decided. We're thinking of either reinforced concrete or gabion walls depending on what they decide.

MR. PETRO: Mike, you see where it says note on the hatched area that is incorrect because you've got to go from the same numbers to the next numbers.

MR. MURPHY: It should be going to lot 25.

MR. PETRO: Andy picked that up.

MR. EDSALL: Why don't you take the comments, Mike there's some minor items. Maybe matter of fact Mr. Chairman if we could we'll just discuss item number 2 in my comments. Item one you've pretty much discussed to it's maximum which involved the need to have Skip Fayos concurrence on the retaining walls. My comment 2A is requesting that what you call lot 11 not be called lot 11 because in fact if it is already a separate parcel, show it as a tax parcel, show the tax I.D. number, identify it as a lot line change but it really has nothing to do with the subdivision. It's not a lot. It already exists as a lot so you can take that 11 off and show it as a tax number. And then just

as you've already shown, indicate that in addition to your subdivision you have a lot line change.

MR. DUBALDI: Even though the road ends up going through that lot?

MR. EDSALL: The lot line change will be adopted concurrently so the line will move as part of the subdivision. 2C, I'm just requesting that you provide lot areas pre and post lot line change so that information is again on record, it's not really critical at that point but the final plan should have it. Other than those issues which we've discussed, they have come quite a far way since the workshop and they've answered all the comments on these plans.

MR. PETRO: I see in Mark's comment number 3 scheduling of Preliminary Hearing, I don't want to, I certainly don't like to hold anything up but I don't know how we can actually have a public hearing on this particular application until we know about these retaining walls.

MR. MURPHY: I agree with that.

MR. PETRO: Not only just the retaining walls themselves but the maintenance agreement because you know you're going to have people in here and we need some ammunition to work with.

MR. VAN LEEUWEN: When he gets straightened out with the highway superintendent, ask Myra to put you on for public hearing.

MR. BABCOCK: I personally met with the highway superintendent in reference to this and he has no objection to retaining walls, if they are necessary, they have to be there. He talked about the gabions, he doesn't have a problem. His first question is that he wants Mike to demonstrate to Mark that the retaining walls are necessary. And if they can regrade to eliminate them. If he can't demonstrate that and Mark agrees, then we'll go on to design what type and that they must be all on either Town property or all on private property. And basically, a retaining wall that

is retaining areas along the road basically they are usually on Town property, he has no objection to that.

MR. PETRO: thank you for clearing that up but I was telling Mike I think he should come before this board again with that information so we can discuss it and know what's happening and at that time, we'll schedule a public hearing.

MR. BABCOCK: Right.

MR. MURPHY: I agree with that, that is fine by us.

MR. PETRO: Comment #4 New Windsor Planning Board Engineer is requesting that we authorize circulation of lead agency coordination letter so we can take a lead agency but you should start on your full environmental assessment form. Do you want that in the form of a motion?

MR. EDSALL: Because it's a major subdivision, you're going to want a full EAF.

MR. PETRO: I think that is what we should have instead of the short form.

MR. EDSALL: If you want to authorize me to circulate the letter, I'll do that after I receive the paperwork.

MR. PETRO: Would you like to authorize that?

MR. SCHIEFER: I have no problem with that.

MR. PETRO: Any other comments on this application?

MR. VAN LEEUWEN: No.

MR. PETRO: We'll see you after you get some of these details worked out. I think you're pretty well on your way here.

MR. BABCOCK: Just so you know the highway superintendent is going on vacation so you should get to him soon.



REGULAR ITEMS:

C & R ENTERPRISES SUBDIVISION (90-31) Moores Hill Road

Mr. Michael Murphy of Zimmerman Engineering came before the board representing this proposal.

MR. MURPHY: Before we open up the old sketch plan number 8, I'd like to distribute sketch plan number 9. Based on the comments made at the last meeting, we attended and earlier this summer, we had to change three things on the sketch plan before proceeding.

MR. PETRO: What plan has Mark Edsall seen?

MR. EDSALL: Can I jump in on this? For this particular, unique case, I've not reviewed the plan and I have no objection to this being done. The reason that they are coming in with a new sketch plan is as a result of the biggest hangup we've had, which is the layout of the road and they have been able to come to an agreement with Skip Fayo and what I want to do is waste no time in having them come back in and show you that latest layout so that we can proceed. At this point, it was really getting Skip satisfied so--

MR. PETRO: This was the original one that we looked at two private roads?

MR. EDSALL: Then it went to, it was a loop then it was separate then it was a town road with a private road off it. Skip was not satisfied with that configuration. I've discussed this with Skip so I'm aware of what the plan has on it. I just haven't looked at it so I have no objection. This is really a sketch level and I just want to keep it moving.

MR. DUBALDI: So, Skip approves of this?

MR. MURPHY: Being that you have the two plans in front of you--

MR. PETRO: The layout of this road is what Skip Fayo

has recommended is what you're telling us?

MR. EDSALL: Because of the very difficult sight distance problems on Moores Hill Road, it ended up coming in off Riley and Skip's concern was it made no sense to have a town road with a private road off of the cul-de-sac. As far as he was concerned, once he has the dead-end road, it might as well all be town road and this plan to my understanding from speaking with Skip reflects his desire as to the layout.

MR. VAN LEEUWEN: So it is going to be a complete town road?

MR. MURPHY: Yes.

MR. PETRO: Okay, Mike.

MR. MURPHY: So that is basically what the changes in the plans were about. Also, if you can bring your attention at another matter on what we called sketch plan number 7, we had 9 lots and then there was a 50 foot wide strip near the entrance. And there was a debate as to what to do with the 50 foot wide strip so being the owner of the property owns an adjacent lot, we relocated the entranceway to develop lot number ten and this subdivision now is a ten lot subdivision plus a lot line change.

MR. PETRO: Lot line change being where?

MR. MURPHY: Lot line change being right at the, that is separate parcel owned by the applicant.

MR. PETRO: Eliminate this lot line?

MR. MURPHY: Only this portion of it.

MR. PETRO: You want this to be the lot line?

MR. MURPHY: This is going to be the new lot line of the new lot which will leave 2 1/2 acres over here which is also in the commercial district.

MR. VAN LEEUWEN: The 2 1/2 acres include that road

going in there?

MR. MURPHY: No, that is excluding the road because it's going to be a town road.

MR. PETRO: I'd like to see a straighter lot line. Do we follow the contour of the road on a lot line?

MR. EDSALL: For the commercial lot in the corner?

MR. PETRO: Yes. Someday we'll be figuring setbacks off the thing and we'll be going crazy.

MR. EDSALL: We really have little choice given the requirement for the radius of roadways and horizontal vertical curves. The best thing we have going for us is it's one owner for both parcels. Will this have any negative effect on what you have proposed for the corner lot to your knowledge?

MR. MURPHY: Yes, it's going to change that site plan considerably but right now that site plan is going no place so anything he does on the remaining lands is going to entail a whole new site plan.

MR. PETRO: The remaining lands, was he before the board the one with the office building up and down that?

MR. MURPHY: Yes. He's given up on that idea right now. He wants to concentrate on the ten lot subdivision and do something in the future with the commercial property.

MR. DUBALDI: I just have a question. The lot line between ten and the remaining lot, that doesn't follow the stone wall, does it?

MR. MURPHY: It's going to follow the road, this portion in here is now going to become part of lot ten this is an existing line that is going to be eliminated.

MR. PETRO: Only to where the road hits the stone wall then it's going to pick up again.

MR. LANDER: So this lot ten--

MR. VAN LEEUWEN: The driveway, is that going to come to Riley Road?

MR. MURPHY: No, all of them off the new town road.

MR. VAN LEEUWEN: Lisa Lane, in other words?

MR. MURPHY: Yes.

MR. PETRO: Where is the lot line going to be for lot number ten?

MR. MURPHY: Lot number ten it follows along the edge of the roadway.

MR. PETRO: This is going to be the lot line on this side?

MR. MURPHY: Probably during the construction that will be eliminated anyway, the stone wall.

MR. PETRO: Mark, again I want to ask that same question again that is an ideal way to establish a lot line to follow the contour of the road like that?

MR. EDSALL: This whole, not to be blunt, but this whole subdivision isn't ideal. The shape of the lot, contour of the land, it's trying to make the best out of a very difficult situation because if you look at the shape of the lot with an out-parcel cutting up the middle of it, with a crest of the hill right smack in the middle of it, on the one side and having access only from effectively a flag portion of it off Riley, this is a surveyor's nightmare. I don't see any other ways of doing it. We've tried so many ways and discussed it so many times at the work shop and it's a very difficulty lot.

MR. VAN LEEUWEN: I suggest we take a ride over and take a look at it. We have been there before but not since your time.

MR. PETRO: I have been there obviously to see the remaining lands.

MR. VAN LEEUWEN: I've never really looked at the subdivision. We've looked at the remaining 2 1/2 acres point of it. Is there a way we can walk up in there.

MR. MURPHY: It's all completely wooded now, going to be hard traveling through there.

MR. PETRO: How is the sight distance where the curb cut goes?

MR. MURPHY: At Riley Road we went over it with Skip at the site and he feels that is the safest point we can enter the roadway.

MR. PETRO: There's a little hill, I guess not, okay.

MR. VAN LEEUWEN: That is why we should go out there and take a look at it.

MR. EDSALL: Is your concern the radius at the entrance to Riley Road or just the entire road sweeping in?

MR. PETRO: Just configuration of the lot line. Some day we're going to figure out a side yard setback off that thing. Where are you going to take it from?

MR. EDSALL: Well, you follow the setbacks, go along the property line, so setback line would be curved as well.

MR. PETRO: Can make a nice straight line there?

MR. LANDER: Evidently not.

MR. PETRO: No, I guess not.

MR. VAN LEEUWEN: They could bring the road down and make lot ten bigger but the trouble is do we have the sight distance, if we bring it down that far, you're bringing it very close to the other intersection. He has no footage on this map so we have no idea what the distance from the radius is to the end of the road.

MR. LANDER: About 400 feet.

MR. EDSALL: If I can just ask Mike a question for the record. The roadway location has it's access point to Riley, was changing originally up in the area that that is now lot ten. Now it's below the stone wall. Is that location as you've removed it in a northerly direction acceptable to Skip?

MR. MURPHY: Yes, location of the roadway as shown on this plan is what Skip agreed to.

MR. EDSALL: This is ideal location, it's actually better than the former one.

MR. MURPHY: This is the same sketch plan number 8, what's been eliminated from sketch plan number 8 which is the one we had the work shop session on was the second cul-de-sac.

MR. EDSALL: The roadway entrance on the last plan was on the south side of the--

MR. MURPHY: This is the one we got sketch plan approval on originally.

MR. PETRO: What was the purpose of the second cul-de-sac?

MR. VAN LEEUWEN: They were going to make two private roads in there and the highway superintendent wouldn't go for it, first of all, because the difficulty in sight distance on the top of the hill there or halfway up the hill, let's put it that way. Anywhere along the stretch of Moores Hill Road it's very difficult to get sight distance.

MR. PETRO: What we're going to do is we're going to set this up for a site visit, I think we've conceptually, I don't think anybody has a major problem. I'd like to get it into a workshop and have Mark review it and get some comments. In the meantime, we'll set it up for a site visit, Myra, we'll go up and take a look at it and we can get going with it.

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MR. MURPHY: Okay, thank you.

MR. EDSALL: The only concern I have is the relocation of the road. I just want to make sure that didn't create any problems.

MR. MURPHY: No, that should be right where it is as I said I reviewed that in the field with Skip last week when we were out there.

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C&R ENTERPRISES:

Michael Murphy of Zimmerman Engineering came before the Board representing this proposal.

BY MR. PETRO: Fire was approved 5/27/92, water is approved. There is no water there, is there?

BY MR. MURPHY: No, there is no water supply.

BY MR. PETRO: It was approved anyway but fire is approved. Go ahead.

BY MR. MURPHY: As you know, we have been before the Board with this project before. It's a nine lot subdivision of nine and a half acres on a parcel that's located between Riley Road and Moores Hill Road. The boundary of the property has a rather irregular shape and there's a lot of contour to the land. So originally we had come to the Board. We had shown two cul-de-sacs coming off Moores Hill Road and there were some issues raised in regard to sight distance along Moores Hill Road. So we are here now pursuing this other plan where we are taking all the lots, have access only off Riley Road, plus the proposed town road within the project site and also private road off of that. So what we are here for tonight, is we'd like to get conceptual approval of this sketch plan and proceed further with it. As I said, the road configuration is a little unusual in that we have a town road that's proposed as a cul-de-sac with a private road cul-de-sac off that. The length of the proposed town road is approximately 800 feet and the private road would be 400 feet.

BY MR. PETRO: Four lots off the private road?

BY MR. MURPHY: Yes, lots 4, 5, 6 and 7.

BY MR. DUBALDI: Skip seen this?

BY MR. EDSALL: I'll jump in on that. Mike, myself and Skip went out and in fact the private road law allows only one private road in a subdivision. Skip's report that he opposed the access to Moores Hill Road. We met on the site and it was Skip's recommendation that they consider this type of arrangement with a town road off Riley Road and then a short private road to access this corner of the



property that was inaccessible from Moores Hill Road because of the grade conditions on Moores Hill Road. So he is aware of this. In fact, he suggested that they think about this type of arrangement.

BY MR. PETRO: Didn't we have this with two private roads?

BY MR. EDSALL: That is right, started out with two town roads, then it went to a town and a private. Now two private roads. Now we are back to this configuration which appears to be the only one that worked. So it's the latest concept version and I can tell you from meeting with Skip in the field, this appears to be the only one that he feels comfortable with.

BY MR. PETRO: The radius on the cul-de-sac is that 100 feet?

BY MR. SCHIEFER: It's got to be 120.

BY MR. BABCOCK: Diameter 120.

BY MR. EDSALL: At this point we're not going into those type details. There's some radii for the town road that I need to check and we have been talking to Mike. I think we are just looking at, Mike's looking for concept approval that this type of layout they can pursue with some understanding that you won't oppose it in the future.

BY MR. PETRO: Does the private road off a cul-de-sac do anything to the diameter or the radius on the cul-de-sac? Does it affect it in any way because you're eliminating part of it?

BY MR. EDSALL: There may be some fine tuning that's done with the cul-de-sac location. We may have them move the cul-de-sac a little bit further along so they come in more near the throat of the cul-de-sac. It does create a little bit of a snow removal problem because you have got the private road taking up a good portion of the cul-de-sac. That kind of detail work we can work with Skip at the end. I know just what you're saying. Unfortunately, it's a tough property with its shape and all the out parcels that cut into it. I think we can work that out with Skip when we start to work out the details.

BY MR. DUBALDI: I have a quick question. There's a parcel right next to the town road coming off Riley Road. I don't see any lot designated for that. Is that part of Palmieri or is that part of lot 1?

BY MR. MURPHY: That is part of this project site. The strip of land that we have coming out to Riley Road is 100 foot wide and town right of way are 50 foot wide. That leaves us with a strip land 50 foot wide that we have yet to determine what is going to be done with it. We may look to do a land trade with Palmieri or maybe try to tie that together with lot number 1 or 2, we prefer not to do that or possibly offer it to the town as a wider right of way.

BY MR. DUBALDI: People are going to dump stuff there, it's going to end up being a mess, if you just leave it like that.

BY MR. PETRO: Let's talk about the DEC with the approval for the sewer extension. How are we progressing with that? In other words, there isn't anything so you're assuming it's going to take another year to get it through, and by then something is going to happen?

BY MR. MURPHY: We are hopeful at this point.

BY MR. PETRO: Obviously if the moratorium is not lifted and you get an approval, it's going to be dormant.

BY MR. MURPHY: That is the risk we are taking.

BY MR. EDSALL: Best they can do get to preliminary approval, get the public hearing out of the way and make an application to DEC and then it would sit.

BY MR. PETRO: He can build anything, that is if he comes off the lateral, anything on the road, Moores Hill Road, is there sewer out on Moores Hill Road?

BY MR. BABCOCK: He couldn't do that because it would have to be an approved subdivision for him to build one house and he can't get any approvals until that happens.

BY MR. EDSALL: They can get one building permit for

the whole project which they don't want to do, obviously.

BY MR. PETRO: Public hearing, I think we should move along and have something. We can schedule a public hearing if you feel that you are going to have something more concrete. I think we should go into the next phase first.

BY MR. EDSALL: I think you may want to, since we can lock in, since we have seen four or five versions of this.

BY MR. MURPHY: My count is seven, but there are three plans that we didn't bring to the Planning Board.

BY MR. EDSALL: You may want to consider, since it's allowable, the way the subdivision regulations are set up, giving them sketch plan approval, saying this layout is the preferred plan, then they can proceed and you may want to have the chairman authorize to set a public hearing once acceptable preliminary plans are available.

BY MR. DUBALDI: I just don't like the vacant strip. Other than that, I have no problem.

BY MR. EDSALL: My comment number two alludes to that. We discussed three different alternatives with them.

BY MR. PETRO: Make the whole thing an easement for the road itself.

BY MR. EDSALL: Personally, I'd hope that there is a possibility that Palmieri might want some additional side yard setback and they may want to have a little less land near the back so that the town road can be put a little more straight. I would say I guess in the back portion. It's more than a 90 degree turn at this point. So if there was a possibility that they could make a little swath, I think it would benefit both this subdivision and the Palmieri's since they would have quite a bit more usable land.

BY MR. PETRO: Sketch plan approval, do you have any comments? Does it look good to everybody?

BY MR. SCHIEFER: If Skip has no problem, I have none with it.

BY MR. DUBALDI: Is that a motion?

BY MR. SCHIEFER: If he doesn't mind a private road coming off the town road cul-de-sac, Skip is the only one to be concerned. I have no problem with the rest of it, these are existing.

BY MR. DUBALDI: Seems like it's the only thing that's going to work.

BY MR. PETRO: At the time we get preliminary plan in if I see it necessary, I'm going to go ahead and schedule a public hearing through Myra's office, okay gentlemen?

BY MR. SCHIEFER: Yes.

BY MR. PETRO: Assume position of lead agency or we can wait and do that next time?

BY MR. SCHIEFER: What about the waiving of the deadline, do we need that?

BY MR. EDSALL: Given the history and unfortunate time period that we have been trying to work it out, we should ask for a waiver of the time deadlines for approval.

BY MR. MURPHY: We have no problem with that.

BY MR. PETRO: You're on record stating such.

BY MR. MURPHY: Yes.

BY MR. DUBALDI: I make a motion we grant sketch plan approval for C&R Enterprises subdivision.

BY MR. SCHIEFER: I'll second it.

BY MR. PETRO: Motion made by Mr. Dubaldi and seconded by Mr. Schiefer for sketch plan approval for C&R Enterprises. Any further discussion? If not, roll call.

May 27, 1992

18

ROLL CALL:

Mr. Dubaldi: Aye.

Mr. Schiefer: Aye.

Mr. Petro: Aye.

C & R ENTERPRISES SUBDIVISION (20-31) MOORES HILL ROAD

Mr. Michael Murphy of Zimmerman Engineering came before the Board representing this proposal

MR. SCHIEFER: We also visited this site.

MR. MURPHY: My name is Michael Murphy with Zimmerman Engineering. Last Planning Board meeting was on February 13th and at that time, what we were proposing was a sketch plan that showed one cul-de-sac which is still there. It's the longer cul-de-sac and on the shorter cul-de-sac with three lots on it originally we showed four lots having individual driveways. That whole configuration has been eliminated. We are down to three lots on that side with a cul-de-sac. Both road are proposed as private roads and since our last meeting, Mr. Zimmerman has met with the Highway Superintendent, Skip Favo, and he's reviewed this plan and my understanding he's in agreement with this layout.

MR. DUBALDI: He's given approval?

MR. MURPHY: Yes, yes.

MR. VAN LEEUWEN: They're both private roads. He doesn't have to worry about plowing.

MR. DUBALDI: Is there going to be maintenance agreements?

MR. EDSALL: His only concern is that the portion of the Moores Hill Road that's being dedicated to the town be cleared and I would assume that's for enhancing sight distance but he had based on my review here, no other comments. Seems that they approved it on the 14th of this month.

MR. SCHIEFER: The last I have is last June disapproved and this is new information.

MR. MC CARVILLE: I think it looks pretty good compared to what we had.

MR. MURPHY: Portion of Moores Hill Road to be dedicated, I'm a little confused.

MR. EDSALL: There's a portion that's going to be ordered for dedication to the town, the portion of the 25 foot deed drawn to the center.

MR. VAN LEEUWEN: Right.

MR. EDSALL: I assume that's what his comment is with regard to--

MR. VAN LEEUWEN: On this map, it doesn't show that.

MR. EDSALL: That was his comment. Maybe there's, for some reason, he believes that the deed still runs to the center of the road, although it's a town road and in effect, the town has ownership.

MR. MC CARVILLE: I think it would be, is less that the areas near the exits to the Moores Hill should be cleared back for visibility.

MR. MURPHY: We intend on making that part of the plan cutting the banks back along the entrances to improve sight distance. A lot of these details we haven't shown in the plans because we're still at sketch plan level. Once the Board approves this layout for sketch plan approval, then we'll move along and add further details to the plan and show the proposed grading and all the construction details.

MR. DUBALDI: What's your comment about lot 7, I see comment #4?

MR. EDSALL: Lot 7 does not have sufficient road frontage on the private road. So, they'll have to jockey the lot line around somewhat differently to obtain that.

MR. MURPHY: What's the required?

MR. BABCOCK: Sixty (60) feet.

MR. MURPHY: Looks a little shy, maybe it's 50 feet.

MR. EDSALL: It's around 50.

MR. VAN LEEUWEN: Mike, what's the steepness of both private roads?

MR. MURPHY: Both road are shown on the profile on page two. The longer cul-de-sac has steepest slope is 7 1/2% where on the other hand, the short cul-de-sac is 10% grade. It's very steep. And that's part of the reason why we originally we tried to put in a loop road system and we couldn't accomplish that because we're into very deep cuts as we came back around to join the two roads, the cuts got worse.

MR. PAGANO: Can I ask Mark on the, I don't know which

one we're talking about but the plan on the right side here, I'm mostly concerned that's the one that comes out on Moores Hill shown at 10% but your 10% seems to come right to Moores Hill Road. I mean I'm concerned about somebody being able to stop the car before they get to Moores Hill Road, you know, Mark the grade on that, you know in your computer or whatever is that good enough for stopping distance for a car on a slippery road? Are they going to be able to stop before they hit Moores Hill Road?

MR. EDSALL: I wouldn't want to guarantee under any condition. The Highway Superintendent, when they were proposing these as town roads wanted a 35 foot flat area off of the town road. So, obviously they are showing 50 foot vertical curve. We could get a more detailed blow up of that intersection.

MR. PACANO: Yes, I'd to see it a little flat so they can at least come to a stop before they slide onto it.

MR. EDSALL: We can get more information on that, if the general concept is acceptable.

MR. SCHIEFER: What we are looking at is the general concept before they go into the details. Lot 7, the concern with the flatness here at the entrance to the private roads any other comments?

MR. MC CARVILLE: Did you get Mark's notes?

MR. MURPHY: Not on this one.

MR. EDSALL: One other comment that I'd suggest in addition to the ones I have here which I circled on the plan but didn't list in my comments. The setback lines, the buildable areas that you have depicted on the plan, for lots 1 and 3, you're not showing a front yard setback for Moores Hill Road so that dashed line should move back to the front yard setback.

MR. BABCOCK: Lot 1 and 3.

MR. SCHIEFER: We agree in general with the exception of these comments to the general concept. None of the details have been approved. Any other questions?

MR. MURPHY: No.

MR. VAN LEEUWEN: You have the comments.



MR. MC CARVILLE: I have one comment here. On your area square foot for each lot, I assume that it's taken, deducting the private road area.

MR. MURPHY: Yes. That's just the lot areas themselves and they are only approximate right now.

MR. MC CARVILLE: You'll fine tune those?

MR. MURPHY: Yes.

MR. MC CARVILLE: Okay.

MR. EDSALL: Could you get some clarification on some of the comments I had like 5? You've got quite a bit of cut for the private roads and heavy duty slopes in similar form to what you did with some other similar sites. Would you care to have them give us some slope information, some profiles, rough profiles on these driveways to get a feel for if they really can build them or not and some elevations, approximate elevations for finished floors?

MR. MURPHY: We intend to develop the plan to that level.

MR. EDSALL: I'm asking the Board what they want for the next meeting.

MR. SCHIEFER: I'd like to see that under these conditions the whole thing slopes.

MR. VAN LEEUWEN: A lot of cuts in there fellas.

MR. SCHIEFER: That's obvious, just look at the topo.

MR. LANDER: Mostly on 4, 5, 6, 2.

MR. SCHIEFER: It doesn't apply to much to the other lots but over here it does. So, yes we'd like to see that information. Anything else?

MR. VAN LEEUWEN: He's asking us here to take lead agency. I'll so move we do.

MR. SCHIEFER: I'd rather hold off on that.

MR. VAN LEEUWEN: Okay, no problem.

MR. SCHIEFER: It's in the sketch plan form. He's got some details. Let him come in with that. Once that's in, we'll proceed with that. We'll have to

but don't push it.

MR. EDSALL: The other item which we should remind the applicant on is that someone from your office should just coordinate with Skip Fayo on the, if he cares to have a flat area off, an area with negative slope off of Moores Hill to the private road and as well I believe he had asked for sight distances. If you can make sure that you have that information available.

MR. MURPHY: We did provide the sight distances on a previous plan.

MR. EDSALL: It's not on this plan. What you have to do is make sure all the information is available so when you're ready to schedule the public hearing, the plan is complete.

MR. VAN LEEUWEN: I'm going to want to see a 35 foot flat area in there because if you're coming off a 10% grade, you're going to need that in order to stop. I'm sure that the, when the Superintendent is going to require that also.

MR. LANDER: What did Skip Fayo have in his transmittal to you? Didn't he have something in there about sight distances? I think he was talking about getting an easement over towards the embankment to keep the sight distance open. Is that what you read in there?

MR. EDSALL: The original review he made back in June of 1989 on which I believe they were proposing a town road, he said sight distance was poor onto Moores Hill. Provisions should be made to cut Moores Hill down for safe sight distance. Do away with the cul-de-sac and make it a thru-road. That was when it was a town road. Now, he's reviewed it as a town road and he's asking that the 25 foot area of the town road on their side be cleared and I can only assume that the reason he wants it cleared is to enhance sight distance.

MR. BABCOCK: See the original mark on the map and see the white mark between that and the property line, that's what he's assuming that that's a typical 25 foot dedication to the town which usually does happen. I think we already own it though in this case. He's going to verify it. And if it's a dedication to the town with the Highway Superintendent has recommended that that be cleared so it can help the site distances on these roads.

MR. EDSALL: You can require that for the private road anyway.

3-27-91

MR. SCHIEFER: I think these are all recommendations the applicant will take into consideration. When he comes back, hopefully gives us what we need.

CORRESPONDENCE

C & R ENTERPRISES SUBDIVISION (90-31)

MR. PETRO: We have a letter. "Dear Chairman Petro and Planning Board Members: The above-referenced subdivision received conditional final approval from the planning board on May 12, 1999. An oversight on our part was made as to the exact length of time the approval was granted for. An approval is good for six months. We'd appreciate being placed on the March 8 Planning Board agenda to request new conditional final approval. Thank you for your consideration in this matter. Gerald Zimmerman."

MR. LANDER: Mark, which property is this right on the triangle?

MR. EDSALL: Well, it's passed the triangle just up Riley Road from Moores Hill and it has the cul-de-sac roadway for the subdivision.

MR. BABCOCK: It's approximately 25 lots.

MR. LANDER: Right behind.

MR. EDSALL: This is C & R Enterprises.

MR. BABCOCK: That's Moores Hill Estates.

MR. EDSALL: This is the one immediately adjacent to the triangular parcel, Riley and Moores Hill behind it.

MR. PETRO: Remember they're going to put a shopping center in the corner and they had to give an easement to the subdivision, that's the one.

MR. BABCOCK: I think there's 10 or 11 lots there.

MS. MASON: I think it's 11.

MR. PETRO: I don't see any problem, Mark, do you see any problem or Andy?

MR. KRIEGER: No.

MR. PETRO: Motion for six month extension.

MR. EDSALL: It's a reapproval is what they're asking for.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded for re-approval. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR ~~SITE PLAN~~, SUBDIVISION PLAN,  
~~OR LOT LINE CHANGE~~ APPROVAL

1. Name of Project Subdivision Plat Prepared for C & R Enterprises
2. Name of Applicant C & R Enterprises, Inc. Phone 928-9691  
Address P.O. Box 578, Central Valley, New York 10917  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record C & R Enterprises, Inc. Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)  
Zimmerman Engineering  
& Surveying, P.C.
4. Person Preparing Plan Zimmerman Engineering & Surveying, P.C. Phone 782-7976  
Address Route 17M, Harriman, New York 10926  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Zimmerman Engineering & Surveying, P.C. Phone 782-7976  
(Name)
7. Location: On the southerly side of Moore's Hill Road  
300 feet south  
(Street)  
(Direction)  
of Little Britain Road  
(Street)
8. Acreage of Parcel 9.5 acres 9. Zoning District R-3
10. Tax Map Designation: Section 32 Block 2 Lot 25
11. This application is for a 14 lot subdivision with municipal central water and sewers.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section 32 Block 2 Lot(s) 29

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

**OWNER'S ENDORSEMENT**

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

24th day of May 1959

Shan H. Baker  
Notary Public

State of New York  
Residing in Orange County  
Comm. Exp. 25 Feb 1962

[Signature]  
(Owner's Signature)

[Signature]  
(Applicant's Signature)

[Signature]  
(Title)



Orin Lehman  
Commissioner

New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

June 25, 1993

Mr. Mark J. Edsall, P.E.  
Planning Board Engineer  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12550

Dear Mr. Edsall:

Re: SEQRA  
C&R Enterprises Subdivision  
New Windsor(T), Orange County  
93PR1089

The Office of Parks, Recreation and Historic Preservation (OPRHP) has received the documentation you provided on your project. As the state agency responsible for the coordination of the State's historic preservation programs, we offer the following comments.

Based on reported resources, it is the opinion of the OPRHP that your project area may contain an archeological site. Therefore, it is our recommendation that unless substantial ground disturbance can be documented, an archeological survey is warranted. Attached is a list of qualified archaeologists. Documentation of ground disturbance should include a description, illustration and photographs keyed to the project map.

In addition, to our knowledge the project area has not been professionally surveyed for historic buildings or structures. If you would like OPRHP comment on the possible impact of this project on historic structures, we ask that all buildings or structures more than 50 years old within or adjacent to the project area be evaluated by this office for historic and/or architectural significance. For evaluation please submit clear, original photographs of each structure and general context views keyed to a site map.

If you have any questions or comments on this matter, please call me at 518/237-8643, ext. 280.

Sincerely,

James Warren  
Program Assistant  
Field Services Bureau

JPW:tr  
W09610/062493

Enc: "A Word About Archeological..."

An Equal Opportunity/Affirmative Action Agency





Orin Lehman  
Commissioner

New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

### A Word About Archeological Surveys

The nature and extent of archeological resources in a project area, if any, are most efficiently determined by a two-step process. First, it is necessary to determine whether archeological resources actually exist in your project area. As stated in the Office of Parks, Recreation and Historic Preservation's cover letter, there is a likelihood based on known sites in the immediate vicinity, that archeological resources may be present in your specific project area. Generally, a qualified archeologist, as defined by the Department of Interior's Standards, will conduct a literature and file search to define which specific types of cultural resources are likely to be encountered. Following this, the archeologist will conduct a field investigation in which subsurface testing will be the major component, unless the presence or absence of resources can be determined by direct observation. Surveys of this nature can be expected to vary in cost per mile of right-of-way or by the number of acres impacted and we encourage you to contact a number of consultants to obtain the best product.

If sites have been identified, it is then necessary to conduct a more detailed site examination study of each resource. The purpose of this study will be to answer the question: is this particular archeological site significant enough to meet the criteria for listing on the State and National Registers of Historic Places? The extent of this more detailed investigation is dependent upon the type of archeological site under consideration.

The following is a list of archeological contractors who wish to be considered for such work in New York State and who have submitted documentation which demonstrates that they meet the qualifications of the National Park Service's 36 CFR 61. The list is provided as a convenience only and suggested additions are always welcome.

The activity that is the subject of this publication has been financed in part with Federal funds from the National Park Service, Department of Interior. However the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or products constitute endorsement or recommendation by the Department of the Interior. The activity has been administered by the New York State Office of Parks, Recreation and Historic Preservation.

This program receives Federal funds from the National Park Services. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

CONTRACTORS FOR ARCHEOLOGICAL SURVEYS

Page 2

NAME	ADDRESS	TELEPHONE/FAX
Bruce Aument Flora Church Lori Frye Shaune M. Skinner Christopher Stevenson Prehistoric Archeology Historic Archeology	Archeological Services Consultants, Inc. 4620 Indianaola Avenue Columbus, OH 43214	(614) 268-2514
Janice Artemel Prehistoric Archeology Historic Archeology	Engineering-Science Inc. 1133-15th Street, NW Washington, DC 20005-2701	(202) 775-3495 (FAX) 775-3446
Thomas R. Baker, Ph.D. Prehistoric Archeology Historic Archeology	Garrow & Associates, Inc. 1101 Ligonier Street P.O. Box 919 Latrobe, Pennsylvania 15650-0919	(412) 532-1860 (FAX) 532-1863
Kenneth J. Basalik Prehistoric Archeology Historic Archeology	CHRS Inc. 403 E. Walnut Ave. North Wales, PA 19454	(215) 699-8006
David Bernstein/Linda Barber Prehistoric Archeology Historic Archeology	Institute for Long Island Regional Archeology Department of Anthropology State University of New York Stony Brook, NY 11794-4364	(516) 632-7615
Connie Cox Bodner, Ph.D. Prehistoric Archeology	Research Division Rochester Museum & Science Center 657 East Avenue, Box 1480 Rochester, NY 14603-1480	(716) 271-4320 Ext. 345 (FAX) 271-5935
Eugene J. Boesch Prehistoric Archeology Historic Archeology	RFD #1 Box 188 Barrett Hill Road Mahopac, NY 10541	(914) 628-3826 (914) 337-6993
John R. Bozell Prehistoric Archeology	Anthropology Department Nebraska State Historical Soc. P.O. Box 82554 Lincoln, NE 68501	(402) 471-4789
Sylvie C. Browne Historic Archeology	199 Second Street Troy, NY 12180	(518) 274-6959
Hetty Jo Brumbach Prehistoric Archeology Historic Archeology	Associate Curator Office: Anthropology Home: Department of Anthropology Social Sciences Building #263 State University of New York Albany, NY 12222	(518) 442-5756 (518) 783-0346

NAME	ADDRESS	TELEPHONE/FAX
Kirk Butterbaugh Prehistoric Archeology Historic Archeology	428 West Delavan Avenue Buffalo, NY 14213	(716) 882-3584
Alfred Cammissa Prehistoric Archeology Historic Archeology	Tracker Archaeology Services P.O. Box 2916 North Babylon, NY 11703	(516) 321-1380
John C. Carbonara Prehistoric	Buffalo State College 1300 Elmwood Avenue Buffalo, NY 14222-1095	
Ronald C. Carlisle, Ph.D. William Creighton Johnson Prehistoric Archeology Historic Archeology	Michael Baker Jr., Inc. Cultural Resources Section Airport Office Park Building 3, 5th Floor 420 Rouser Road Coraopolis, PA 15108	(412) 269-2049 (FAX) 269-2048
Isabelle Champlin Prehistoric Archeology	110 Swarts Hall U. of Pittsburg at Bradford Bradford, PA 16701	(814) 362-7623
Michael A. Cinquino, Ph.D. Prehistoric Archeology Historic Archeology	Panamerican Consultants, Inc. P.O. Box 369, 5512 Broadway Lancaster, NY 14086	(716) 685-4198
Jay Cohen Prehistoric Archeology Historic Archeology	EnviroPlan Associates, Inc. One Overocker Road Poughkeepsie, NY 12603	(914) 454-1606
Edward V. Curtin Prehistoric Archeology Historic Archeology	38 S. Main Street Castleton, NY 12033	(518) 732-4489
Jeanette Collamer Prehistoric Archeology Historic Archeology	Collamer & Associates, Inc. 114 Gardner Hill Road East Nassau, NY 12062 or 73 Dove Street Albany, NY 12210	(518) 766-5387  (518) 426-9624 (FAX) 426-9624
Garrett Cook Prehistoric Archeology historic Archeology	North Country Research Services P.O. Box 276 Hannawa Falls, NY 13647-0276	(315) 262-2120
Deborah Cox Prehistoric Archeology Historic Archeology	Public Archeology Laboratory, Inc 387 Lonsdale Avenue Pawtucket, RI 02860	(401) 728-8780

CONTRACTORS FOR ARCHEOLOGICAL SURVEYS

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NAME	ADDRESS	TELEPHONE/FAX
Nancy Davis Prehistoric Archeology Historic Archeology	407 Elk Street Albany, NY 12206	
Robert Dean/W. Barbour, Ph.D. Prehistoric Archeology Historic Archeology	Dean & Barbour Associates, Inc. Archeological & Environmental Services 762 Auburn Avenue Buffalo, NY 14222-1417	(716) 885-0259 (FAX) 883-1297
Joseph Diamond Prehistoric Archeology Historic Archeology	Rd. 7, Box 50 Kingston, NY 12401	(914) 338-0091
John V. Dumont, Ph.D. Prehistoric Archeology	139 North Union St., Apt. 7 Lambertville, NJ 08530	(609) 397-8263
James P. Dwyer Prehistoric Archeology Historic Archeology	5705 Solway Street Pittsburg, PA 15217	(412) 257-6020
April Fehr Prehistoric Archeology Historic Archeology	R. Christopher Goodwin & Associates, Inc. 636A Solarex Court Frederick, MD 21701	(301) 694-0428 (FAX) 695-5237
Gillian A. Flynn Prehistoric Archeology Historic Archeology	Flynn Archeological Consultants Hickman Estate, Route 44 Pleasant Valley, NY 12569	(914) 635-1249
Joan H. Geismar, Ph.D. Historic Archeology	40 East 83rd Street New York, NY 10028	(212) 734-6512 (FAX) 650-1521
Michael Gimigliano, Ph.D. Historic Archeology	P.O. Box 383 Newton, NJ 07860	(201) 579-1847
Joel Grossman, Ph.D. Prehistoric Archeology Historic Archeology	Grossman and Associates, Inc. 201 East 16th Street, 6th Floor New York, NY 10003	(212) 473-2259 (FAX) 473-2595
Susan D. Grzybowski Prehistoric Archeology	Anthropology Department SUNY at Stony Brook Stony Brook, NY 11794-4364	(516) 632-7620
Suzan S. Habib Prehistoric Archeology	Box 75, Meadowlark Lane Sag Harbor, NY 11963	(516) 725-0131
Hansen & Associates Prehistoric Archeology	Apartment 3B 2966 Grand Island Blvd. Grand Island, NY 14072	(716) 773-9218

# CONTRACTORS FOR ARCHEOLOGICAL SURVEYS

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NAME	ADDRESS	TELEPHONE/FAX
Karen Hartgen Prehistoric Archeology Historic Archeology	Hartgen Archeological Associates, Inc. 27 Jordan Road Troy, NY 12180	(518) 283-0534 (FAX) 283-6276
Robert J. Hasenstab Prehistoric Archeology	Bagdon Environmental Assoc. 3 Normanskill Boulevard Delmar, NY 12054	(518) 439-8588
Charles Hayes/Brian Nagel Prehistoric Archeology Historic Archeology	Rochester Museum & Science Center 657 East Avenue, Box 1480 Rochester, NY 14603	(716) 271-4320 (FAX) 271-5935
Janice Henke Prehistoric Archeology	P.O. Box 173 Argyle, NY 12809	
John Hotopp Prehistoric Archeology Historic Archeology	Louis Berger & Associates, Inc. 100 Halsted Street East Orange, NJ 07019	(201) 678-1960
Richard Hunter Prehistoric Archeology Historic Archeology	Hunter Research, Inc. 714 S. Clinton Avenue Trenton, NJ 08611	(609) 695-0122 (FAX) 695-0147
Jack B. Irion Diane Beynon, Ph.D. Prehistoric Archeology Historic Archeology	Archaeology Managers GAI Consultants, Inc. 570 Beatty Road Monroeville, PA 15146	(412) 856-6400 (412) 373-4100
Stephen R. James, Jr. Historic Archeology	Underwater Archaeological Consortium 1980 Munson Road Memphis, TN 38134	(301) 373-4632
Anne Marie Jensen Glenn W. Sheehan Prehistoric Archeology Historic Archeology	SJS Archeological Services, Inc. Continental Business Center Suite A-10 Bridgeport, PA 19405 or 386 Middle Road Ballston Spa, NY 12020	(215) 272-3144 (215) 828-7381  (518) 884-9259
Ed Johannemann Prehistoric Archeology Historic Archeology	Long Island Archaeology Project Oak Drive Calverton, NY 11933	(516) 727-3527
Neil Johnson Prehistoric Archeology Historic Archeology	Headwaters Environmental Services R.D. 2 Box 688 Genesee, PA 16923	(814) 228-3337

NAME	ADDRESS	TELEPHONE/FAX
Robert Kalin Prehistoric Archeology	Archeological Services Inc. P.O. Box 5122 Rocky Point, NY 11778 or Suffolk County Community College Selden, NY 11778	(516) 744-8047 (FAX) 744-6617  (516) 451-4354
Barry Kass Prehistoric Archeology	BTK Associates, Inc. 952 West Kaisertown Road Montgomery, NY 12549	(914) 457-3039 (FAX) 692-8919
David B. Kieber Prehistoric Archeology Historic Archeology	Ken W. Kloeber Consulting Eng. 8397 Boston State Road Boston, NY 14025	(716) 941-5544
Cece Kirkorian/Besty Kearns Prehistoric Archeology Historic Archeology	Historical Perspectives P.O. Box 331 Riverside, CT 06878	(203) 698-1147 (FAX) 698-1147
Joel Klein, Ph.D. Sydne Marshal, Ph.D. Prehistoric Archeology Historic Archeology	EBASCO Services Inc. 160 Chubb Avenue Lyndhurst, NJ 07071	(201) 460-5907 (FAX) 460-0625
Stephanie R. Korobov Prehistoric Archeology Historic Archeology	City/Scape: Cultural Resource Consultants 726 Carroll Street Brooklyn, NY 11215	(718) 965-3860
Lucianne Lavin, Ph.D. Prehistoric Archeology	Archaeological Research Spec. P.O. Box 612 Oxford, CN 06483	(203) 888-8897
Edward Lenik Prehistoric Archeology Historic Archeology	Sheffield Archeo. Consultants 24 High Street Butler, NJ 07405	(201) 492-8525
Christopher Lindner, Ph.D. Prehistoric Archeology Historic Archeology	Hudsonia Ltd. Bard College Annandale-on-Hudson, NY 12504	(914) 758-6822 Ext. 363
Barbara J. Little, Ph.D. Prehistoric Archeology Historic Archeology	Dames & Moore 7101 Wisconsin Avenue Suite 700 Bethesda, Maryland 20814-4870	(301) 652-2215 (FAX) 656-8059
Mark S. LoRusso Prehistoric Archeology Historic Archeology	12 Russell Road Albany, NY 12203	(518) 459-6813
Ann Mabe, Ph.D. Prehistoric Archeology	RD 2, Box 1080 Mansfield, PA 16933	(717) 549-8173

# CONTRACTORS FOR ARCHEOLOGICAL SURVEYS

Page 7

NAME	ADDRESS	TELEPHONE/FAX
Ellis McDowell-Loudan, Ph.D. Prehistoric Archeology Historic Archeology	Soc/Anthro. Dept. Box 2000, SUNY College Cortland, NY 13045	(607) 753-2485
Jo-Ann McLean Prehistoric Archeology Historic Archeology	Jo-Ann McLean Archeological Consultants 4 Dunne Place Lynbrook, NY 11563	(516) 887-2430
Charles L. Miller, II Prehistoric Archeology Historic Archeology	Butterbaugh & Miller Archeo. Consultants, Inc. 428 West Delavan Avenue Buffalo, NY 14213	(716) 836-3906 (716) 882-3584
Robert Miller, Ph.D. Janice Rees-Miller Prehistoric Archeology Historic Archeology	Archeological Consultants 594 Main Street Northport, NY 11768	(516) 757-6244 (FAX) 757-6113
R. Joseph Murphy Prehistoric Archeology Historic Archeology	112 Glenview Parkway Syracuse, NY 13219	(315) 468-5070
Daniel Myers Prehistoric Archeology Historic Archeology	Epochs Past 339 Fairhaven Road Dunkirk, MD 20754	(301) 257-3264
Brian L. Nagel Prehistoric Archeology Historic Archeology	Rochester Museum & Science Center Research Division 657 East Avenue, Box 1480 Rochester, NY 14603	(716) 271-4320 Ext. 353 (FAX) 271-5935
Ben Nelson Prehistoric Archeology Historic Archeology	Archeological Survey SUNY Buffalo Buffalo, NY 14261	(716) 636-2297 (FAX) 636-3808
Thomas W. Neumann Prehistoric Archeology Historic Archeology	Public Archaeology 404-9 Ivy Ridge Road Syracuse, NY 13210	(315) 470-6552 463-8434
Donna I. Ottusch-Kianka Prehistoric Archeology Historic Archeology	62 Dubois Ave. Sea Cliff, NY 11579	(516) 674-9867
Stephen Oberon Prehistoric Archeology Historic Archeology	Heritage America Ltd. Suite 144, 521 Route 211 E. Middletown, NY 10940	(914) 341-2353

# CONTRACTORS FOR ARCHEOLOGICAL SURVEYS

Page 8

NAME	ADDRESS	TELEPHONE/FAX
Peter Pagoulatos, Ph.D. Prehistoric Archeology Historic Archeology	Cultural Resource Consulting Group 54 Woodbridge Avenue Highland Park, NJ 08904	(201) 985-4380 (FAX) 985-5989
Philip A. Perazio Prehistoric Archeology Historic Archeology	Kittatinny Archeological Research Design, Inc. P.O. Box 1117 Stroudsburg, PA 18360 or 509 Third Street Brooklyn, NY 11215	(717) 476-7829
Arnold Pickman Prehistoric Archeology Historic Archeology	East 56th Street New York, NY 10022	(212) 935-0123
Carolyn Pierce Prehistoric Archeology Historic Archeology	Pratt & Huth Associates 60 Earhart Drive Williamsville, NY 14221	(716) 633-4844 (FAX) 633-4940
Marjorie Pratt Prehistoric Archeology Historic Archeology	Pratt & Pratt 6156 Ridge Road, RD 4 Cazenovia, NY 13035	(315) 687-9441
Michael Raber Prehistoric Archeology Historic Archeology	Raber Associates 81 Dayton Road, P.O. Box 46 South Glastonbury, CT 06073	(203) 633-9026
John L. Reese Prehistoric Archeology	180 South Fifth Avenue Ilion, NY 13357	(315) 866-0300
Daniel G. Roberts John P. McCarthy Historic Archeology Thomas L. Struthers Robert G. Kingsley James A. Robertson Prehistoric Archeology or	John Milner Associates, Inc. 309 North Matlack Street West Chester, PA 19380 or John Milner Associates, Inc. 39 Mill Plain Rd., Suite 9 Danbury, CT 06811	(215) 436-9000 (FAX) 436-9000
Anne S. Dowd Prehistoric Archeology Lauren J. Cook Historic Archeology		(203) 798-9362
William I. Roberts IV Prehistoric Archeology Historic Archeology	Greenhouse Consultants, Inc. 54 Stone Street Penthouse Suite New York, NY 10004	(212) 514-9520



# CONTRACTORS FOR ARCHEOLOGICAL SURVEYS

Page 9

NAME	ADDRESS	TELEPHONE/FAX
Mark Rosenzweig, Ph.D. Prehistoric Archeology Historic Archeology	Ecology and Environment, Inc. 368 Pleasantview Drive Lancaster, NY 14086	(716) 684-8060 (FAX) 684-0844
Barbara Ross Prehistoric Archeology Historic Archeology	RD 1, Box 226A Westerlo, NY 12193	(518) 966-4284
Nan Rothschild Prehistoric Archeology Historic Archeology	Barnard College 606 West 120 Street New York, NY 10027	(212) 854-4315
Karen Rubinson, Ph.D. Prehistoric Archeology Historic Archeology	Key Perspectives 250 West 100th Street Ballroom Suite New York, NY 10025	(212) 865-2102 (FAX) 932-8587
David J. Rue Conray Hay, Ph.D. Christopher A. Bergman Prehistoric Archeology Historic Archeology	Archaeological and Historical Consultants, Inc. 101 North Pennsylvania Avenue P.O. Box 482 Centre Hall, PA 16828	(814) 364-2135
Laurie W. Rush, Ph.D. Prehistoric Archeology Historic Archeology	P.O. Box 177 Clayton, NY 13624	
Edward Rutsch Historic Archeology	Historic Conservation and Interpretation, Inc. Rd 3 Box 120 Newton, NJ 07860	(201) 383-6355
William Sandy Prehistoric Archeology Historic Archeology	53-2 Garden View Terrace East Windsor, NJ 08520	(609) 443-3247
Joseph Schuldenrein, Ph.D. Prehistoric Archeology	President/Principal Archeologist Geoarcheology Research Associates 5912 Spencer Avenue Riverdale, NY 10471	(212) 601-3861
Gary D. Shaffer, Ph.D. Prehistoric Archeology Historic Archeology	R. Christopher Goodwin & Assoc. 636A Solarex Court Frederick, MD 21701	(301) 694-0428
M. Lisa Spaulding Prehistoric Archeology Historic Archeology	Spaulding CRM 76 Delham Avenue Buffalo, NY	(716) 877-6297
David R. Starbuck, Ph.D. Prehistoric Archeology Historic Archeology	10 Riverside Street, Apt. 2 Fort Edward, NY 12828	(518) 747-2926

CONTRACTORS FOR ARCHEOLOGICAL SURVEYS

Page 10

NAME	ADDRESS	TELEPHONE/FAX
Michael Stewart Prehistoric Archeology	Dept. of Anthropology Gladfelter Hall, Temple Univ. Philadelphia, PA 19122	(215) 982-9145
Martha Symes Prehistoric Archeology	SINM 780 Riverside Dr. Apt. 1G New York, NY 10032	
Ronald Thomas Prehistoric Archeology Historic Archeology	MAAR Associates 9 Liberty Plaza P.O. Box 655 Newark, DE 19715-0655	(302) 368-5777 (FAX) 368-1571
	or P.O. Box 131 Columbia, NJ	(201) 225-9118
Nina Versaggi Prehistoric Archeology Historic Archeology	SUNY Binghamton Public Archeology Facility Binghamton, NY 13901	(607) 777-4786 (FAX) 777-4000
Ernest A. Weigand II Prehistoric Archeology Historic Archeology	Norwalk Community College Route 136 Norwalk, CT 06854	(203) 227-6643 (203) 853-2040
Michael R. Werner Historic Archeology Slobodanka Umetich Werner Prehistoric Archeology Historic Archeology	40-3 Woodlake Road Albany, NY 12203	(518) 442-4050 442-4044 869-1313
Anthony Wonderley Prehistoric Archeology Historic Archeology	Atlantic Testing Laboratories 698 Stevens Street Utica, NY 13502	(315) 735-3309 (315) 386-4578

BF:tr  
6/7/93  
W05814

*F. Crotty*



# TOWN OF NEW WINDSOR

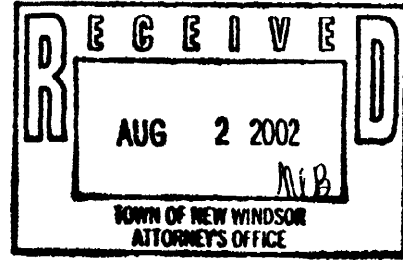
555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4610  
Fax: (845) 563-4693

*cc: Dick  
Henry  
Myra.*

OFFICE OF THE SUPERVISOR  
George J. Meyers  
Town Supervisor

August 1, 2002

Melissa M. Forsyth  
Thomas J. Canale  
1 Lisa Lane  
New Windsor, New York 12553



Dear Ms. Forsyth and Mr. Canale,

I am in receipt of your correspondence dated July 30<sup>th</sup> concerning Lisa Lane.

I have discussed the three issues you raised in your letter to me with my staff.

I'll answer your questions in the order you asked.

- 1) No. However, the Town Attorney and the Building Inspector believe they will be.
- 2) Zimmerman is licensed by New York State and he certified the information.
- 3) No. Highway Superintendent is still reviewing.

The issue is between you and your neighbor and it appears it will only be settled through litigation.

The town has no interest or involvement in this issue.

Very truly yours

George J. Meyers  
Town Supervisor

HAND DELIVERED

1 Lisa Lane  
New Windsor, NY 12553  
July 30, 2002

5670222

Mr. George Myers, Supervisor  
Town of New Windsor  
New Windsor, NY 12553

Dear Mr. Myers:

Pursuant to our conversation on July 3, 2002, I am writing to advise you of a potential problem with the Lisa Lane road dedication. Our neighbor, Ann Palmerone (SBL-32-2-28.1), presented us with a recent survey completed by Steven Drabick showing an overlap of our adjoining property lines (copy attached). Many of the critical points of overlap involve Town Monuments. As I understand Chapter 545 Laws of 1938 any "meets and bounds description and map of survey or tract boundary made and certified by a licensed land surveyor must tie into accepted Town reference points..."

I believe the Town Engineer, the County of Orange, the Building Department as well as the Army Corp. of Engineers reviewed this subdivision prior to approval. Gerald Zimmerman performed the initial subdivision done on behalf of Sand Castle Homes/ C. & R. Enterprises and Robert Murray staked the Town Monuments. The subdivision does not depict an overlap in the property lines (copy attached).

My questions for the Town of New Windsor are:

- 1- Have these monuments been formally accepted by the Town of New Windsor?
- 2- To what degree of accuracy do you believe them to be correct?
- 3- Has the road been officially dedicated?

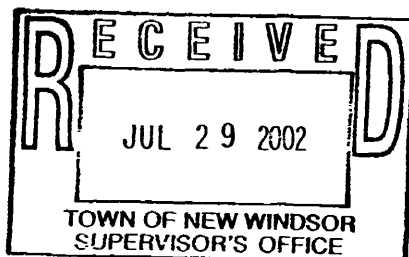
During our discussion you expressed a willingness to assist us in this matter and have all of the information reviewed by the Town Surveyor/Engineer. Please advise us in writing of your decision at your earliest convenience.

Thank you again for your assistance in this matter.

Sincerely,



Melissa M. Forsyth  
Thomas J. Canale  
SBL 90-1-10



RECEIVED

JUL 30 2002

BUILDING DEPARTMENT

ZIMMERMAN ENGINEERING & SURVEYING, P.C.  
ROUTE 17M HARRIMAN, NEW YORK 10926

JOB NO.: 20087

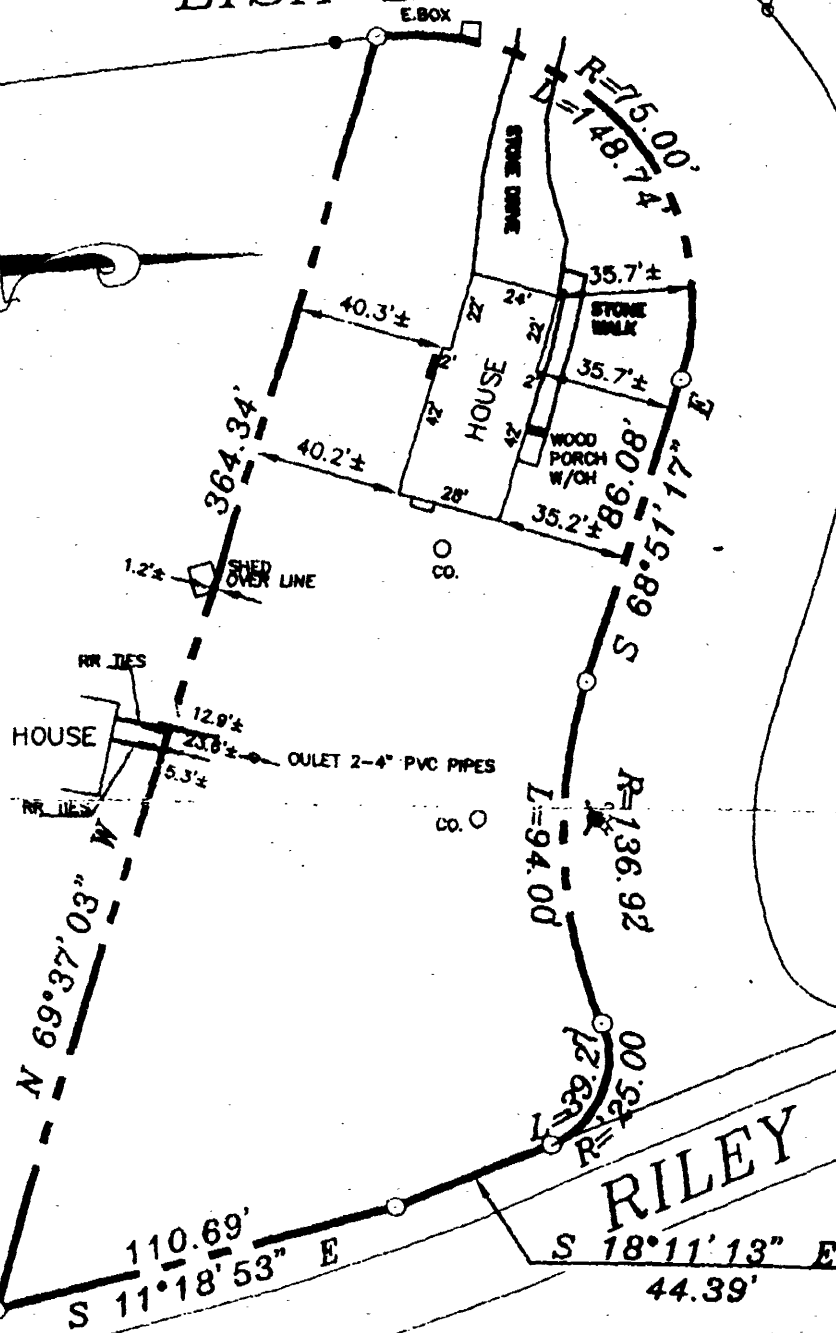
SCALE: 1"=50'

DATE: MARCH 9, 2001  
REV.(PROP. HSE LOC.): 4-11-01  
FDN. LOC.: 5-10-01  
REV.: 5-15-01  
FINAL 8-21-2001  
REV. ERT, 11-26-2001

LISA LANE

S.32-B.2-L.28.1  
N/F PALMERONE  
L.2471 P.94

567 Thiley Rd,  
Ann Palmerone  
Book 2471



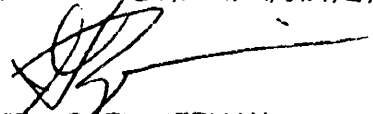
**NOTES:**

- 1) UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.
- 2) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- 3) CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREIN, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
- 4) UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.

**SURVEY  
&  
PLOT PLAN  
FOR  
EMMA JANE REALTY**

**CERTIFIED TRUE AND CORRECT TO:**

MELISSA M. FORSYTH  
THOMAS J. CANALE  
CHICAGO TITLE INSURANCE COMPANY,  
MORTGAGE BANKERS CORP.,  
ITS SUCCESSORS AND/OR ASSIGNS

  
GERALD ZIMMERMAN,  
P.L.S. LIC NO. 49410  
SUBJECT TO COVENANTS, EASEMENTS  
& RESTRICTIONS OF RECORD, IF ANY.

**ZONING DATA**

DISTRICT: R-3 SUBURBAN RESIDENTIAL  
MIN. LOT AREA = 32,670 S.F.  
MIN. LOT WIDTH = 100 FT.  
MIN. FRONT YD. = 35 FT.  
MIN. SIDE YD. 15 FT./30 FT.  
MIN. REAR YD. 40 FT.

**TAX MAP REFERENCE**

SECT. 32-BL. 2-P/O LOT 25

**DEED REFERENCE**

LIBER: 2131 PAGE: 1066

**AREA**

35,954± S.F. OR 0.83± AC.

**MAP REFERENCE:**

LOT NO. 10 ON A MAP  
ENTITLED "LOT LINE CHANGE  
AND SUBD. PLAT FOR SUBD.  
LANDS OF C&R ENTERPRISES",  
TOWN OF NEW WINDSOR,  
ORANGE COUNTY, NEW YORK,  
FILED IN THE O.C.C.O. AS MAP  
NO. 209-00 ON 10-27-00.

# ZIMMERMAN ENGINEERING & SURVEYING, P.C.

148 Route 17M • Harriman, NY 10926

Tel: 845-782-7976 Fax: 845-782-3148

May 21, 2002

Melissa M. Forsyth  
Thomas J. Canale  
1 Lisa Lane  
New Windsor, NY 12553

Re: Lot#10 C & R Subdivision

In January 1990 Zimmerman Engineering & Surveying, P.C. was retained by C & R Enterprises to provide engineering and surveying services to subdivide property owned by Philip and Guimar located on Riley Road and Moores Hill Road in the Town of New Windsor. The property was shown on the town tax map as Section 32, Block 2 Lots 25 and 29 and described in the deed of record as Liber 2131, Pages 1066 - 1069 and dated May 21, 1979. The property consisted of 13.03 acres.

In March 1990, a field survey was performed utilizing the deeds of record and recorded filed maps. Ultimately, an application and plans were filed with the Town Planning Board. After considerable reviews of the plans and public hearings, the subdivision was approved and filed in the Orange County Clerks Office on October 27<sup>th</sup>, 2000 as Map# 209-00.

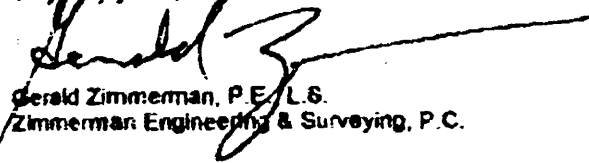
On or about November 2001, you purchased Lot#10 of the C & R Subdivision and we provided you with a survey dated November 26<sup>th</sup>, 2001 which indicated encroachments by the adjoining property owner N/F Palmerone (532-B2-28.1). Palmerone is now disputing the location of the common property line.

Please be advised that we made a thorough review of our records and find that we utilized the deed (L. 857, P. 60, dated September 7<sup>th</sup>, 1940) of the parent parcel from which the Palmerone Lot came from (FM#7196, Filed 08/12/85) and held the strongest calls recited in the deed. Specifically, the deed describes stone walls along the southerly and westerly lines, which were found and held, and that the northerly line (disputed line) runs "easterly and parallel with the southerly line" which we also held.

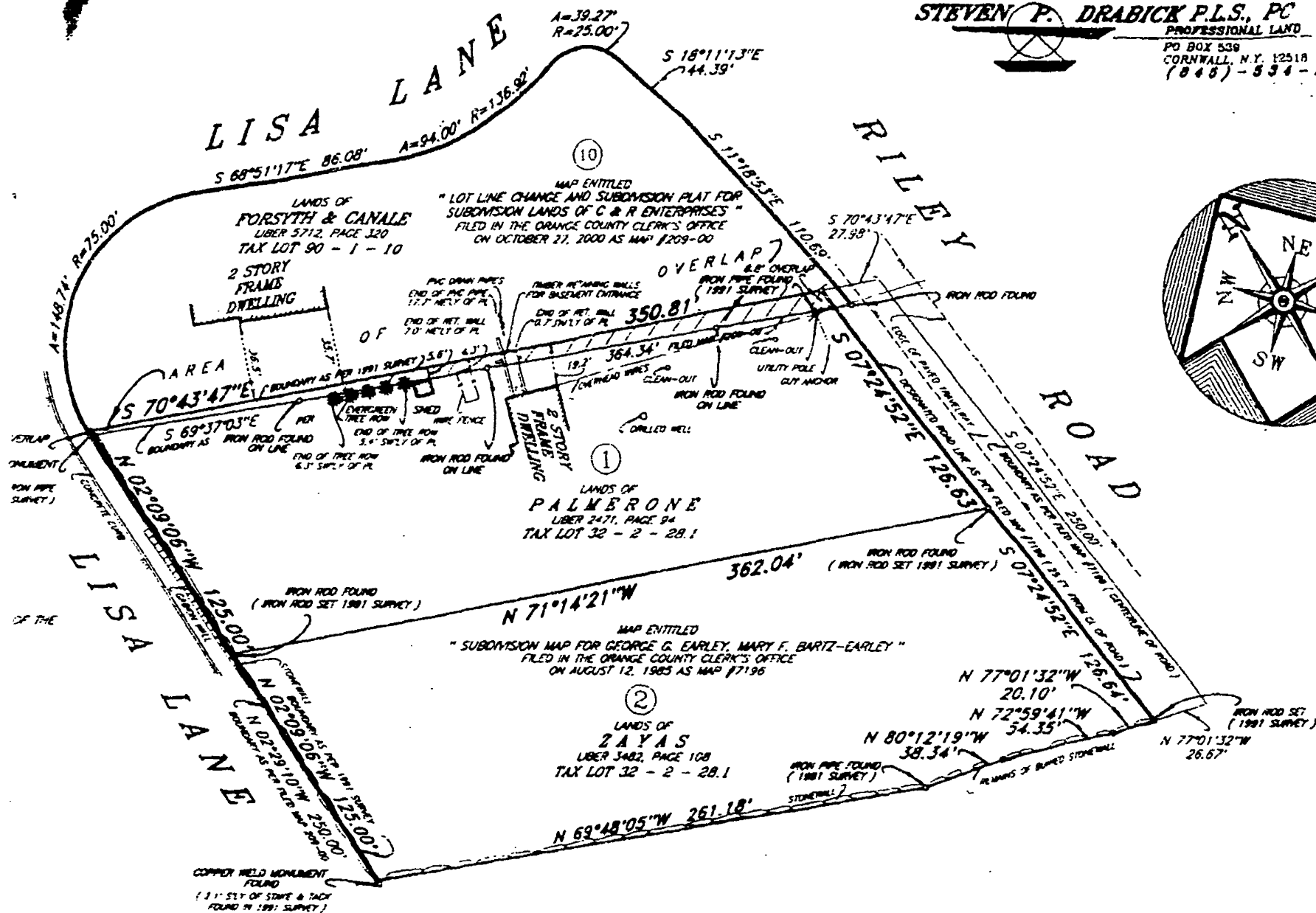
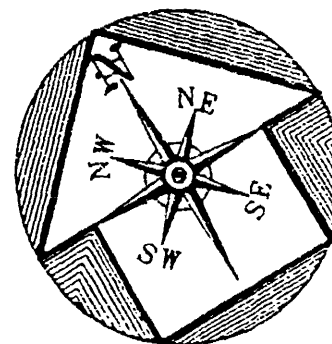
The aforementioned filed map (7196) prepared by Washburn and subsequent survey by Kennedy do not hold the northerly line "parallel" to the southerly line as the deed recites. Additionally, the filed map is in error as it does not close mathematically.

In view of the above, we again state that our survey was performed utilizing the senior record of the properties involved

Very truly yours,

  
Gerald Zimmerman, P.E./L.S.  
Zimmerman Engineering & Surveying, P.C.

(040)-534-22.



*SURVEY OF PROPERTY*  
*FOR*

Ann Palmerone

100-443887-100

ORANGE COUNTY NEW YORK





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## MEMORANDUM

26 July 2002

TO: PHIL CROTTY, ATTORNEY FOR THE TOWN

FROM: HENRY KROLL, HIGHWAY SUPERINTENDENT  
MARK J. EDSALL, P.E., ENGINEER FOR THE TOWN

SUBJECT: C & R ENTERPRISES SUBDIVISION (P.B. No. 90-31)  
a/k/a VICTORIA HILLS SUBDIVISION – LISA LANE

This memorandum will confirm our joint site review on 28 June 2002 of the subject roadway, which is proposed for dedication.

It is our opinion that this roadway is in an acceptable condition for acceptance of dedication. The normal requirements for proper dedication offers, title insurance and maintenance bonding should be applied prior to acceptance of the roadway.

Contact us if you have any questions concerning the above.

cc: George J. Meyers, Town Supervisor  
Richard D. McGoey, P.E., Engineer for the Town

**RIDER, WEINER, FRANKEL & CALHELHA, P.C.**

**ATTORNEYS & COUNSELLORS AT LAW**

DAVID L. RIDER  
CHARLES E. FRANKEL  
MOACYR R. CALHELHA  
MICHAEL J. MATSLER  
DONNA M. BADURA  
MAUREEN CRUSH  
MARK C. TAYLOR  
RODERICK E. DE RAMON  
TERI L. SHULMAN  
KEVIN T. WADE  
(NY AND NJ)  
SUSAN Z. STOCKBURGER  
SHAY A. HUMPHREY

655 LITTLE BRITAIN ROAD  
NEW WINDSOR, NEW YORK 12553

(MAILING ADDRESS:)  
POST OFFICE BOX 2280  
NEWBURGH, NEW YORK 12550  
TEL. (845) 562-9100  
FAX (845) 562-9126

M.J. RIDER (1906-1968)  
ELLIOTT M. WEINER (1915-1990)

CRAIG F. SIMON  
DAVID E. TOWER  
OF COUNSEL

ALIZA S. D'ACATI  
LYNN W. CYBULSKI  
JENNIFER C. MCKENZIE  
LEGAL ASSISTANTS

E-Mail: [firm@rwfc.com](mailto:firm@rwfc.com)  
Internet: <http://www.rwfc.com/>

**June 18, 2002**

**VIA TELEFAX AND FIRST CLASS MAIL**

Town of New Windsor  
Attention: Mark J. Edsall, P.E.  
555 Union Avenue  
New Windsor, NY 12553

Re: Dedication of Lisa Lane  
Victoria Hills Subdivision  
Sandcastle Homes, Inc.  
Our File No. 1931.10

Dear Mr. Edsall:

We represent Sandcastle Homes, Inc., the developer of the above noted residential subdivision. It is my understanding that the road (Lisa Lane) has been completed and our client would like to request that the Town proceed with acceptance of dedication. I contacted Ms. Pat Corsetti who suggested that I forward this letter and request that the bond (letter of credit) which was posted by Sandcastle be reduced; and by this letter that request is hereby made. Please advise me if you require anything further to proceed with this matter.

Very truly yours,



Charles E. Frankel

CEF/

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/18/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES  
APPLICANT: C & R ENTERPRISES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/20/1990	SUBDIVISION ESCROW	PAID		800.00	
06/21/1990	14 LOT SUBDIVISION	PAID		1350.00	
02/12/1992	ATTORNEY FEES	CHG	35.00		
02/12/1992	P.B. MINUTES	CHG	40.50		
05/27/1992	P.B. ATTY FEES	CHG	35.00		
05/27/1992	P.B. MINUTES	CHG	27.00		
09/09/1992	P.B. ATTY. FEES	CHG	35.00		
09/09/1992	P.B. MINUTES	CHG	31.50		
09/23/1992	P.B. ATTY FEES	CHG	35.00		
09/23/1992	P.B. MINUTES	CHG	13.50		
01/13/1993	P.B. ATTY FEE	CHG	35.00		
01/13/1993	P.B. MINUTES	CHG	27.00		
04/28/1993	P.B. ATTY. FEE	CHG	35.00		
04/28/1993	P.B. MINUTES	CHG	13.50		
06/09/1993	P.B. ATTY. FEE	CHG	35.00		
06/09/1993	P.B. MINUTES	CHG	54.00		
06/23/1993	P.B. ATTY. FEE	CHG	35.00		
06/23/1993	P.B. MINUTES	CHG	81.00		
07/21/1993	P.B. ATTY. FEE	CHG	35.00		
07/21/1993	P.B. MINUTES	CHG	9.00		

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/18/2000

PAGE: 2

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/12/1994	P.B. MINUTES	CHG	4.50		
06/22/1994	P.B. MINUTES	CHG	4.50		
06/14/1995	P.B. MINUTES	CHG	4.50		
01/08/1997	P.B. ATTY. FEE	CHG	35.00		
01/08/1997	P.B. MINUTES	CHG	27.00		
09/01/1999	P.B. ENG. FEES	CHG	2070.00		
04/12/2000	REC. CK. #5453	PAID		607.50	
		TOTAL:	2757.50	2757.50	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/18/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**RECREATION**

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2000	9 LOTS @500.00 EA	CHG	4500.00		
04/12/2000	REC. CK. #5452	PAID		4500.00	
		TOTAL:	4500.00	4500.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/18/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**APPROVAL**

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/08/1997	APPROVAL - EXPIRED	CHG	500.00		
12/10/1997	REAPPROVAL GRANTED	CHG	150.00		
05/12/1999	REAPPROVAL GRANTED	CHG	150.00		
04/12/2000	REC. CK. #5451	PAID		800.00	
		TOTAL:	800.00	800.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/18/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES  
APPLICANT: C & R ENTERPRISES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2000	4% OF 457,935.00 INSP FEE	CHG	18317.40		
04/12/2000	REC. CK. #5450	PAID		18317.40	
		TOTAL:	18317.40	18317.40	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/18/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/10/2000	PLANS STAMPED	APPROVED
05/12/1999	REQUEST REAPPROVAL	GRANTED
08/05/1998	WORK SHOP APPEARANCE	DISCUSSION
06/10/1998	P.B. - REQUEST FOR EXTENSION	GRANTED 2 90DAY EXT
12/10/1997	REQUEST FOR REAPPROVAL	APPROVED
01/08/1997	P.B. APPEARANCE . NEED CHANGES TO SHEETS 2,3,4 - MARK'S COMMENTS . BOND ESTIMATE FOR PUBLIC ROAD	APPROVED COND.
01/02/1997	WORK SESSION APPEARANCE	READY FOR MEETING
07/10/1996	REQ. FOR 6 MO EXTEN. PRELIM	GRANTED 6 MO 7-10-96
12/13/1995	REQUEST FOR 6 MO. EXT	GRANTED
12/06/1995	WORK SESSION APPEARANCE	RETURN TO W.S.
01/12/1995	REQUEST BY CORRESPONDENCE	ND:6 MON. EXTENSION
01/12/1994	REQUEST FOR 6 MO. EXTENSION	GRANTED 1-12-94
07/21/1993	P.B. APPEARANCE . REVISE PLAN - 7/21/93	PRELIMINARY APPROVAL RECEIVED PRELIMINARY APPROVAL
06/23/1993	P.B. APPEARANCE (P.H. CONT) . SEND LETTER TO TOWN BOARD RE: CONCERNS VOICED AT PUB. HEAR.	CLOSED PUB. HEARING
06/09/1993	P.B. APPEARANCE (PUBLIC HEAR . TO BE CONTINUED 6/23	ADJOURNED-TILL 6/23 DUE TO MISPRINT IN SENTINEL
06/09/1993	P.B. APPEARANCE (CON'T)	LEAD AGENCY
04/28/1993	P.B. APPEARANCE	SCHEDULE P.H.
01/13/1993	P.B. APPEARANCE	TO RETURN
12/15/1992	WORK SESSION APPEARANCE	REVISE



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/18/2000

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/23/1992	P.B. APPEARANCE . SHOW 25' R.O.W. ON MAP:	SKETCH PLAN APPROVAL SHOW ON MAP REMAINING NOT FOR DEVELOP
09/09/1992	P.B. APPEARANCE . A REVISED PLAN WAS SUBMITTED DUE TO MEETING RE:	SITE VISIT 9/16/92 ROAD LAYOUT
08/04/1992	WORK SESSION APPEARANCE	NEW PLANS:NEXT AGEND
05/27/1992	P.B. APPEARANCE	SKETCH PLAN APPROVE
05/27/1992	P.B. APPEARANCE CON'T	SET FOR PUB. HEAR.
02/12/1992	P.B. APPEARANCE	TO RETURN
06/18/1991	WORK SESSION APPEARANCE	SUBMIT NEW PLANS
03/27/1991	P.B. APPEARANCE	RETURN TO WORK SHOP
02/13/1991	P.B. APPEARANCE	REVISE & RETURN
06/27/1990	P.B. APPEARANCE	SITE VISIT-RETURN
06/19/1990	WORK SESSION APPEARANCE	SUBMIT & OPEN FILE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

## REQUEST FOR PUBLIC RECORDS

TO make copies

DATE:

(Please specify or describe items(s) requested)

plot Subdivision plan

for file # 90-31

Name: Leo Orzechowski  
Address: 67 moores Hill Rd.  
New Windsor, NY 12553  
Phone: 567-9482  
Representing: self

Documents MUST NOT be taken from the office and MUST be returned intact.

Time Out: 2:40  
Time Returned: 3:05



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765

**MEMORANDUM**

**6 July 1999**

**TO: MYRA MASON, P.B. SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: C&R ENTERPRISES SUBDIVISION  
PUBLIC IMPROVEMENT COST ESTIMATE  
(P.B. # 90-31)**

A handwritten signature in dark ink, appearing to read 'MJE', is written over the 'FROM' line of the memorandum.

I received the cost estimate as noted above. The estimate was submitted from Zimmerman Engineering, although the estimate was prepared as a quote by Bedrock Industries of Orange County, presumably a contractor.

The form of the estimate is incorrect. The estimate must be prepared by the engineer and must have individual work items, quantities, unit prices and extension values. Unit prices must be based on prevailing costs for municipal bid. The total must identify the complete work item by item, in accordance with the Subdivision approval and Town code. The estimate must include as-builts and monumentation.

Mr. Zimmerman is familiar with the estimate we require. This is not it. It must be corrected and resubmitted. Once you receive the resubmittal, let me know and I will be pleased to review it.

Myra070699.doc



**McGOEY, HAUSER and EDSALL**  
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 90-31  
WORK SESSION DATE: 5 May 1999 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No  
PROJECT NAME: C.R. Ent  
PROJECT STATUS: NEW      OLD X  
REPRESENTATIVE PRESENT: Joe, George Green  
MUNIC REPS PRESENT: BLDG INSP.       
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify) Joe

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Approval expired  
need reapproval.  
- change 12" Fdn. cover.  
- have Jim Poller look at offset 9/8 detail - sheet 3  
FIELD - shift hydrants per Bob R spacing (not on plan)  
need reapproval letter

pbwsform 10MJE98

X CLOSING STATUS  
Set for agenda  
possible agenda item  
Discussion item for agenda  
ZBA referral on agenda

5/12

# ZIMMERMAN

## ENGINEERING & SURVEYING, P.C.

148 Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

May 5, 1999

Mr. James Petro, Chairman  
and Planning Board Members  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Re: Subdivision for C & R Enterprises, Inc.  
Moore's Hill Road  
Town of New Windsor  
Our Job No. 90015

Dear Chairman Petro and Planning Board Members:

The above referenced subdivision (your job #90-31) was original granted conditional final approval on January 8, 1997. On November 21, 1997 we requested a re-approval of this project as the owners were unable to meet the conditions outlined in the previous approval. Re-approval was granted on December 10, 1997. Subsequent to this, two 90 day extensions were requested on June 5, 1998 and were granted. On December 12, 1998 these approvals expired.

We are now requesting a re-approval of this project as the owners are now ready to meet the conditions of the previous approval.

Thank you for your consideration in this matter.

Very truly yours,



Gerald Zimmerman, P. E., L. S.

GZ:aw  
enc

CC: Mr. Nick Cardaropoli, Jr.  
C:\OFFICE\WP\IN\WPDOCS\90015\PELETTER.WPD



McGOEY, HAUSER and EDSALL  
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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 90-31

WORK SESSION DATE: 5 AUG 98

APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: No

REQUIRED: Plan for stamp

PROJECT NAME: Carl

PROJECT STATUS: NEW        OLD X

REPRESENTATIVE PRESENT: Gerry Z

MUNIC. REPS PRESENT: BLDG INSP.         
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- review 1/9/97 MSE comment sheet  
(see markup on same)
  - Alternates for roadway - call Jim Pollar  
on radio - stop by discuss
  - Bob will do 9/11 - no need to do on plan
  - per J. P. - recessed c/b .2 - .3 elev lower  
in recess.
  - verify reapproval - extension
- 4MJ91 howsform

12/10/97 + 360



McGOEY, HAUSER and EDSALL  
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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 90-31  
WORK SESSION DATE: 2 Jan 97 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Plans  
PROJECT NAME: C<sup>o</sup>R Ent. Sub  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: Gerry Z; Nick C  
MUNIC REPS PRESENT: BLDG INSP. WJH  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Got DEC app'l sewer (DOH water) (DOH health)
- verify w/ROM re pipe sizing
- effect of road spec change
- ck w/ROM re drains for hydrants

Set for 1/8/97 mtg

# RESULTS OF P.B. MEETING

DATE: 1-8-97

PROJECT NAME: C&R Sub PROJECT NUMBER 90-31

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)    S)    VOTE: A    N   

\* M)    S)    VOTE: A    N   

CARRIED: YES    NO   

\* CARRIED: YES:    NO   

\*\*\*\*\*

PUBLIC HEARING: M)    S)    VOTE: A    N   

WAIVED: YES    NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.E.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M) LN S) 0 VOTE: A 5 N 0 APPR. CONDITIONALLY: 1-8-97

NEED NEW PLANS: YES ✓ NO   

DISCUSSION/APPROVAL CONDITIONS:   

Need changes on sheets 2, 3 & 4

Need Bond cost estimate - Public Rd.

Now has Town Water

Need 911 numbering - Check Rd. Name

Discussed drainage between Lts 5 & 6





**McGOEY, HAUSER and EDSALL**  
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and PENNSYLVANIA

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e-mail: mhenry@att.net
- ☐ **Regional Office**  
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(570) 296-2765  
e-mail: mhpa@ptd.net

**MEMORANDUM**

**(via fax)**

**30 September 1999**

**TO: MYRA MASON, P.B. SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: C&R ENTERPRISES SUBDIV. (P.B. # 90-31)**

A handwritten signature in dark ink, appearing to be 'MJE', is written over the 'FROM' line of the memorandum.

Reference the subject subdivision, same received a re-approval on 12 May 1999. I received the Public Improvement Bond estimate during late July 1999, and made a recommendation to the Town Board to establish a bond in the amount of \$457,935. You can verify that the Town Board took action.

Regarding the plans, I believe the plans, last revised 1 July 1999 are acceptable. Also note that they have received final approval for the County Health Department.

I have received the descriptions for the dedications and easements. I have reviewed them and have found a couple inconsistencies. By copy of this memo via fax to Gerry Zimmerman, I am advising him of the items that need to be checked. Once I get an answer from him I will send you the final package of descriptions.

After everything is done, I will get you a closeout printout of review time.

Myra093099.doc

Cc: Gerry Zimmerman (via fax - 782-3148)

**RETAKE  
OF  
PREVIOUS  
DOCUMENT**

# RESULTS OF P.E. MEETING

DATE: 1-8-97

PROJECT NAME: C&R Sub PROJECT NUMBER 90-31

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)    S)    VOTE: A    N   

\* M)    S)    VOTE: A    N   

CARRIED: YES    NO   

\* CARRIED: YES:    NO   

\*\*\*\*\*

PUBLIC HEARING: M)    S)    VOTE: A    N   

WAIVED: YES    NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.E.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M) L S) Q VOTE: A 5 N 0 APPR. CONDITIONALLY: 1-8-97

NEED NEW PLANS: YES ✓ NO   

DISCUSSION/APPROVAL CONDITIONS:   

Need changes on sheets 2, 3 & 4

Need Bond cost estimate - Public Rd.

Now has Town Water

Need 911 numbering - Check Rd. Name

Discussed drainage between Lots 5 & 6

Sub

Comments

~~Comments~~ 3-A thru 3-E



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**MEMORANDUM**

**(via fax)**

**30 September 1999**

**TO: MYRA MASON, P.B. SECRETARY**

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Myra093099.doc

Cc: Gerry Zimmerman (via fax - 782-3148)

CONDITIONS TO BE MET PRIOR TO STAMPED  
APPROVAL OF PLANS

PROJECT: C+R Ext. Victoria Mills P.B. # 90-31

DATE: 11-1-99  
(10 Lots)

FEEES TO BE PAID:

(see financial sheet for amounts)

PAID:

☒  
YES

☐  
NO

\* \* \* \* \*

BOND ESTIMATE SUBMITTED:

NOTES: 8/2/99

☒  
YES

☐  
NO

ESTIMATE APPROVED BY ENGINEER: + accepted by T.B.

NOTES: 8/4/99

☒  
YES

☐  
NO

BONDS POSTED WITH TOWN:

NOTES: \_\_\_\_\_

☒  
YES

☐  
NO

ROAD MAINTENANCE AGREEMENT:

NOTES: \_\_\_\_\_

SUBMITTED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

☐  
YES

☐  
NO

EASEMENTS & DESCRIPTIONS:

NOTES: \_\_\_\_\_

As of  
9/15/00  
Need Approval  
of Easements + descript

**DESCRIPTIONS** SUBMITTED: 10/19/99

☒  
YES

☐  
NO

APPROVED: \_\_\_\_\_

☐  
YES

☐  
NO

**EASEMENTS** SUBMITTED: yes

☒  
YES

☐  
NO

PLAN CONDITIONS CHECKED AND APPROVED  
BY ENGINEER:

NOTES: \_\_\_\_\_

☒  
YES

☐  
NO

NEW PLANS SUBMITTED FOR STAMP:

☐  
YES

☐  
NO

**PLANS READY FOR STAMP OF APPROVAL:** \_\_\_\_\_

☐  
YES

☐  
NO

*Need offers of Dedications  
Send copies to Mark.*

AS OF: 09/01/99

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 90- 31

FOR WORK DONE PRIOR TO: 09/01/99

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
90-31	148751	05/05/99	TIME	MJE	WS	C&R	75.00	0.40	30.00			
90-31	148309	05/12/99	TIME	MJE	MM	C&R ENT REAPPROVAL	75.00	0.50	37.50			
90-31	149269	05/19/99	TIME	MJE	MC	C&R W/ZIMMERMAN	75.00	0.30	22.50			
									90.00			
90-31	151026	06/14/99				BILL 99-615						-90.00
												-90.00
90-31	153338	07/02/99	TIME	MJE	MC	C&R TC/GG	75.00	0.30	22.50			
90-31	154153	07/06/99	TIME	MJE	MC	C&R P/I BOND EST/MEM	75.00	0.50	37.50			
90-31	155821	07/27/99	TIME	MJE	MC	C&R	75.00	0.20	15.00			
90-31	155828	07/28/99	TIME	MJE	MC	C&R	75.00	0.70	52.50			
90-31	155864	07/28/99	TIME	EAD	MR	ZIM/BOND EST/PLANS	0.00	4.00	0.00			
90-31	156912	08/02/99	TIME	MJE	MC	C&R BOND RVN/LETTER	75.00	0.50	37.50			
90-31	158273	08/25/99	TIME	MJE	MC	C&R W/MYRA	75.00	0.30	22.50			
									187.50			
90-31	156640	08/11/99				BILL 99-775						-127.50
												-127.50
						TASK TOTAL			277.50	0.00	-217.50	60.00
						GRAND TOTAL			277.50	0.00	-217.50	60.00

277.50  
 1790.50  
 -----  
 2070.00



AS OF: 09/01/99

PAGE: 1

## HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 90- 31

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
90-31	115394	06/19/90	TIME	MJE	MC	C&R	60.00	0.50	30.00			
90-31	115395	06/22/90	TIME	MJE	MC	C&R	60.00	0.40	24.00			
90-31	115396	06/25/90	TIME	MJE	MC	C&R	60.00	0.20	12.00			
90-31	115397	06/25/90	TIME	MCK	CL	C&R	25.00	0.50	12.50			
									78.50			
90-31	115398	08/31/90				BILL INV 90-324					-78.50	
												-78.50
90-31	115399	02/09/91	TIME	MJE	MC	C&R SUB	65.00	0.50	32.50			
90-31	115400	02/11/91	TIME	MJE	MC	C&R	65.00	0.10	6.50			
90-31	115401	02/11/91	TIME	MCK	CL	C&R/REV COMMS	25.00	1.00	25.00			
90-31	115402	03/25/91	TIME	MJE	MC	C&R	65.00	0.50	32.50			
90-31	115403	03/26/91	TIME	MJE	MC	C&R	65.00	0.10	6.50			
90-31	115404	03/26/91	TIME	MCK	CL	REV COM:C&R ENTERPRS	25.00	1.00	25.00			
									128.00			
90-31	115405	05/08/91				BILL inv 91-282					-128.00	
												-128.00
90-31	115406	06/10/91	TIME	MJE	MC	C&R	65.00	0.20	13.00			
90-31	115407	06/18/91	TIME	MJE	MC	C&R	65.00	0.50	32.50			
									45.50			
90-31	115408	10/24/91				BILL MHE INV 91-579					-45.50	
												-45.50
90-31	115409	02/11/92	TIME	MCK	CL	C&R/REV COMMENTS	25.00	1.00	25.00			
90-31	115410	02/11/92	TIME	MJE	MC	C&R	65.00	0.50	32.50			
90-31	115411	03/26/92	TIME	MJE	FI	C&R	65.00	1.00	65.00			
90-31	115414	03/31/92	TIME	MJE	MC	C&R	65.00	0.40	26.00			
90-31	115413	04/01/92	TIME	MCK	CL	C&R/LTR	25.00	0.50	12.50			
90-31	115415	04/02/92	TIME	MJE	MC	C&R	65.00	0.20	13.00			
									174.00			
90-31	115412	04/20/92				BILL MHE INV 92-266 pd					-122.50	
												-122.50
90-31	115416	05/19/92	TIME	MJE	MC	C&R	65.00	0.40	26.00			
90-31	115417	05/26/92	TIME	MJE	MC	C&R	65.00	0.50	32.50			
90-31	115418	05/26/92	TIME	MCK	CL	C&R/REVIEW COMMENTS	25.00	0.50	12.50			
									71.00			

AS OF: 09/01/99

PAGE: 2

## HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 90- 31

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
90-31	115419	07/21/92			BILL 92-407						-122.50
											-122.50
90-31	115420	08/04/92	TIME	MJE	MC C&R ENT SUB	70.00	0.40	28.00			
90-31	115421	08/25/92	TIME	MJE	MC C&R	65.00	0.20	13.00			
90-31	115422	09/04/92	TIME	MJE	MC NW/C&R ENT SUB	65.00	0.30	19.50			
90-31	115423	09/08/92	TIME	MJE	MC C&R SUB	65.00	0.40	26.00			
90-31	115424	09/09/92	TIME	MJE	MC NW/C&R SUB	65.00	0.10	6.50			
90-31	115427	09/09/92	TIME	MCK	CL C/REVIEW COMMENTS	25.00	0.50	12.50			
90-31	115426	09/18/92	TIME	MCK	CL MEMO	25.00	0.50	12.50			
90-31	115428	09/21/92	TIME	MJE	MC C&R	65.00	0.30	19.50			
90-31	115425	09/22/92	TIME	MCK	CL REV COM-C&R ENTRPRS	25.00	0.50	12.50			
								150.00			
90-31	115429	10/14/92			BILL 92 555			pd			-122.00
											-122.00
90-31	115430	12/01/92	TIME	MJE	MC C&R	65.00	0.20	13.00			
90-31	115431	12/03/92	TIME	MJE	MC C&R	65.00	0.40	26.00			
90-31	115432	12/15/92	TIME	MJE	MC C&R ENT W/S	65.00	0.30	19.50			
90-31	115434	01/05/93	TIME	MJE	MC C&R	70.00	0.20	14.00			
90-31	115436	01/12/93	TIME	MJE	MC C&R SUB	70.00	0.30	21.00			
90-31	115435	01/13/93	TIME	MCK	CL C/REVIEW COMMENTS	25.00	0.50	12.50			
90-31	115437	01/13/93	TIME	MJE	MC C&R SUB	70.00	0.10	7.00			
								113.00			
90-31	115433	01/06/93			BILL 93-101 PD						-58.50
											-58.50
90-31	115438	03/31/93	TIME	MJE	PM C&R W/FAYO & ZIMM	70.00	1.00	70.00			
90-31	115441	04/26/93	TIME	MJE	MC C&R	70.00	0.50	35.00			
90-31	115440	04/27/93	TIME	MCK	CL C&R/REVIEW COMMENTS	25.00	0.50	12.50			
90-31	115442	04/27/93	TIME	MJE	MC C&R	70.00	0.10	7.00			
								124.50			
90-31	115439	04/13/93			BILL 93-247						-152.50
											-152.50
90-31	115444	05/21/93	TIME	MJE	MC C&R SEQRA	70.00	0.40	28.00			
90-31	115445	05/21/93	TIME	MCK	CL LEAD AGENCY CORD LTR	25.00	0.50	12.50			
90-31	115446	05/24/93	TIME	MCK	CL SEQRA LTR	25.00	1.00	25.00			
								65.50			

AS OF: 09/01/99

PAGE: 3

## HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 90- 31

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	DOLLARS-----		
										EXP.	BILLED	BALANCE
90-31	115443	05/24/93				EXP. POSTAGE				10.55		
										10.55		
90-31	115447	06/09/93	TIME	MCK	CL	C&R/REVIEW COMMENTS	25.00	0.50	12.50			
90-31	115448	06/23/93	TIME	MCK	CL	C&R/REVIEW COMMENTS	25.00	0.50	12.50			
90-31	115449	06/23/93	TIME	MJE	MC	C&R SUBD	70.00	0.50	35.00			
90-31	115450	06/25/93	TIME	MJE	MC	C&R SUBD	70.00	0.30	21.00			
90-31	115451	06/30/93	TIME	SAS	CL	LTR-C&R ENTERPRISES	25.00	0.50	12.50			
90-31	115452	07/21/93	TIME	MCK	CL	C&R/REVIEW COMMENTS	25.00	0.50	12.50			
									106.00			
90-31	115453	08/20/93				BILL 93-445		PD			-236.55	
											-236.55	
90-31	115675	12/09/94	TIME	MJE	MC	C&R ENT/SEQRA REV	70.00	0.40	28.00			
90-31	115785	04/19/95	TIME	MJE	MC	C&R GEN'L	70.00	0.40	28.00			
90-31	115808	05/02/95	TIME	MCK	CL	C/MEMO	25.00	0.50	12.50			
90-31	115816	05/02/95	TIME	MJE	MC	C&R	70.00	0.20	14.00			
90-31	115817	05/05/95	TIME	MJE	MC	C&R TC/ZIMMERMAN	70.00	0.30	21.00			
90-31	115837	05/15/95	TIME	MJE	MC	C&R	70.00	0.30	21.00			
									124.50			
90-31	115908	06/30/95				BILL 95-446 7/11/95		PD			-124.50	
											-124.50	
90-31	116240	12/06/95	TIME	MJE	WS	C&R ENT SUB	70.00	0.40	28.00			
90-31	116295	01/23/96	TIME	RDM	MC	C&R-PLAN REVIEW	70.00	0.50	35.00			
90-31	116294	01/25/96	TIME	RDM	MC	C&R	70.00	0.50	35.00			
									98.00			
90-31	116299	01/31/96				BILL 96-165 2/12/96		PD			-98.00	
											-98.00	
90-31	116339	03/05/96	TIME	RDM	MC	C&R RVW SWR & WTR PL	70.00	1.00	70.00			
									70.00			
90-31	116437	04/30/96				BILL 96-356 5/14/96		PD			-70.00	
											-70.00	
90-31	116489	05/14/96	TIME	RDM	MC	C&R-WTR & SWR SUBM	70.00	1.00	70.00			
									70.00			

AS OF: 09/01/99

PAGE: 4

## HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 90- 31

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
90-31	116504	05/31/96			BILL 96-423 6/14/96 PD					-70.00	
										-70.00	
90-31	116559	06/18/96	TIME	RDM	MC C&R-RVW WTR & SWR	70.00	2.00	140.00			
								140.00			
90-31	116573	06/30/96			BILL 96-493 7/15/96 PD					-140.00	
										-140.00	
90-31	116995	01/02/97	TIME	MJE	WS C&R ENT	75.00	0.40	30.00			
90-31	116997	01/08/97	TIME	MJE	MM COND SUBDIV APPROVAL	75.00	0.10	7.50			
90-31	117015	01/08/97	TIME	MJE	MC C&R ENT W/HWY SUPT	75.00	0.40	30.00			
90-31	117016	01/08/97	TIME	MJE	MC C&R	75.00	0.80	60.00			
90-31	117038	01/08/97	TIME	MCK	CL C&R COMMENTS	28.00	0.50	14.00			
								141.50			
90-31	117080	01/31/97			BILL 97-186 02/13/97					-141.50	
										-141.50	
90-31	117915	11/06/97	TIME	MJE	MC C&R W/GZ	75.00	0.30	22.50			
								22.50			
90-31	117972	11/30/97			BILL 97-1147 12/15/97					-30.00	
										-30.00	
90-31	117939	12/10/97	TIME	MJE	MM C&R REAPPROVAL	75.00	0.10	7.50			
90-31	118905	06/10/98	TIME	MJE	MM C&R 2x90 day app ext	75.00	0.10	7.50			
90-31	119155	07/09/98	TIME	MJE	MC C&R W/ZIMMERMAN	75.00	0.30	22.50			
90-31	119242	08/05/98	TIME	MJE	WS C&R	75.00	0.40	30.00			
								67.50			
90-31	119198	08/10/98			BILL 98-898 8/10/98					-30.00	
90-31	119700	11/18/98			BILL 98-1162					-30.00	
										-60.00	
					TASK TOTAL			1790.00	10.55	-1800.55	0.00
					GRAND TOTAL			1790.00	10.55	-1800.55	0.00

# ZIMMERMAN

## ENGINEERING & SURVEYING, P.C.

146 Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

March 7, 2000

Mr. James Petro, Chairman  
and Planning Board Members  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

Re: Subdivision for C & R Enterprises, Inc.  
Moores Hill Road  
Town of New Windsor  
Our Job No. 90015

Dear Chairman Petro and Planning Board Members:

The above referenced subdivision received conditional final approval from the Planning Board on May 12, 1999. An oversight on our part was made as to the exact length of time the approval was granted for (approval is good for 6 months).

We would appreciate being placed on the March 8, 2000 Planning Board Agenda to request a new conditional final approval.

Thank you for your consideration in this matter.

Very truly yours,

  
Gerald Zimmerman, P. E., L. S.

GZ:mn

cc: Mr. Nick Cardaropoli, Jr.

C:\OFFICE\WP\PROJ\DOCS\90015\FB\LETTER.WPD

⑦ LN } 4 Ayes  
⑤ A } 0 Nay

Reapproved for 180 days



# Sandcastle Homes

McK

Cell Phone 403-8489

#2 Corporate Drive • Suite 201 • Central Valley, NY 10917  
Phone (914) 928-9691 • (800) 836-8520 • Fax (914) 928-7832

March 3, 2000

Ms. Myra Mason  
Town of New Windsor Planning Board  
555 Union Ave.  
New Windsor, NY 12553

**RE: Sub-Division Titled C&R Enterprises  
Off Riley Road  
New Windsor, NY 12553**

Dear Ms. Mason:

We respectfully request re-approval of our subdivision referenced above. An oversight on our part was made as to the exact length of time the approval was granted for.

If we could please be placed on the March 8<sup>th</sup> agenda it would be greatly appreciated. If you have any questions please call on me.

Sincerely,  
**SANDCASTLE HOMES INC.**

NICK CARDAROPOLI, JR.

CC: Jerry Zimmerman

## IRREVOCABLE LETTER OF CREDIT No. 1804

May 30, 2000

Letter of Credit No. 1804

Town of New Windsor  
555 Union Avenue  
New Windsor, N. Y. 12553

Applicant: Sandcastle Homes, Inc.  
Amount: \$457,935.00  
Expiration: May 30, 2001

Re: C&R Enterprises Subdivision

To the Town Board of the Town of New Windsor:

We hereby establish an Irrevocable Standby Letter of Credit in your favor for the account of Sandcastle Homes, Inc. in an amount not to exceed four hundred and fifty-seven thousand nine hundred and thirty-five (\$457,935.00) dollars available by your drafts at sight on us accompanied by:

1. This original Letter of Credit.
2. Your written, signed sworn and notarized statement that Sandcastle Homes, Inc. has not completed the necessary improvements to the town's water and sewer lines and a roadway to service the C&R Enterprises Subdivision as approved by the Town of New Windsor Planning Board.

Drafts must be negotiated no later than the expiration date shown above, and must state "DRAWN UNDER UNION STATE BANK IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER 1804".

This letter of Credit may be drawn against one time only.

This Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), the International Chamber of Commerce Brochure No. 500.

"This undertaking is issued subject to the International Standby Practices ISP98".

<b>Residential Mortgage Center</b> 78 East Route 59 Nanuet, NY 10954 (914) 639-7420	<b>Commercial Loan Center</b> 100 Dutch Hill Road Orangeburg, NY 10962 (914) 365-4643	<b>CORPORATE HEADQUARTERS</b> USB Financial Center 100 Dutch Hill Road Orangeburg, NY 10962 (914) 365-4600	<b>Commercial Loan Center</b> Westchester 660 White Plains Road Tarrytown, NY 10591 (914) 422-3003	<b>Private Banking Center</b> 7 College Avenue Nanuet, NY 10954 (914) 624-2360	<b>Consumer Credit Division</b> 100 Dutch Hill Road Orangeburg, NY 10962 (914) 365-4822
115 S. Main Street New City, NY 10956 (914) 942-5095	270 S. Little Tor Road New City, NY 10956 (914) 639-7430	57 Route 59 Monsey, NY 10952 (914) 573-5400	45 Kennedy Drive Spring Valley, NY 10977 (914) 573-5405	7 College Ave. at Rt. 59 Nanuet, NY 10954 (914) 624-2363	338 Route 59 Central Nyack, NY 10960 (914) 348-3200
3 N. Rt. 9W West Haverstraw, NY 10993 (914) 942-5095	230 N. Middletown Road Pearl River, NY 10965 (914) 624-2390	1 Broadway Haverstraw, NY 10927 (914) 942-5090	747 Chestnut Ridge Road Chestnut Ridge, NY 10977 (914) 573-5420	65 Dutch Hill Road Orangeburg, NY 10962 (914) 365-4687	35 S. Liberty Dr. (Rt. 9W) Stony Point, NY 10980 (914) 942-5083
299 Bedford Road Bedford Hills, NY 10507 (914) 242-6083	31 Central Ave. Tarrytown, NY 10591 (914) 624-7120	3000 E. Main St. (Rt. 6) Peekskill, NY 10566 (914) 526-1800	28 LeCount Place New Rochelle, NY 10801 (914) 637-3670	76 Virginia Rd. N. White Plains, NY 10603 (914) 422-3070	59 Route 59 Suffern, NY 10901 (914) 368-8700

**RECEIVED**  
**JUN - 8 2000**

Irrevocable Letter of Credit No. 1804

Page 2

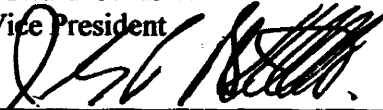
We hereby agree with you that drafts drawn under and in compliance with the terms and conditions of this credit shall be duly honored upon due presentation.

Very truly yours,



Edward G. Horan

Vice President



John P. Bartolotta

Vice President



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/08/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES  
APPLICANT: C & R ENTERPRISES

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	01/03/97	P.B. ENGINEER	/ /	
REV8	04/08/93	MUNICIPAL HIGHWAY	05/14/93	APPROVED
REV8	04/08/93	MUNICIPAL WATER	05/14/93	APPROVED
REV8	04/08/93	MUNICIPAL SEWER	/ /	
REV8	04/08/93	MUNICIPAL SANITARY	/ /	
REV8	04/08/93	MUNICIPAL FIRE	04/19/93	APPROVED
REV8	04/08/93	PLANNING BOARD ENGINEER	/ /	
ORIG	01/07/93		04/08/93	SUPERSEDED BY REV8
REV7	01/05/93	MUNICIPAL HIGHWAY . NEED SIZE, TYPE AND HGT. OF RETAIN. WALL . IF GRADING ELIMINATES THE NEED FOR WALL, THIS MUST BE DONE	01/08/93	DISAPPROVED
REV7	01/05/93	P.B. ENGINEER	04/08/93	SUPERSEDED BY REV8
REV6	09/21/92	MUNICIPAL HIGHWAY . MEETING W/SKIP,MIKE,MARK,ZIMMERMAN:APPR. ROAD ON RILEY RD. . NEED 25' FROM CENTER LINE ALONG MOORES HILL AND RILEY ROAD	09/17/92	APPROVED
REV6	09/21/92	MUNICIPAL WATER	04/08/93	SUPERSEDED BY REV8
REV6	09/21/92	MUNICIPAL SEWER	04/08/93	SUPERSEDED BY REV8
REV6	09/21/92	MUNICIPAL SANITARY	04/08/93	SUPERSEDED BY REV8
REV6	09/21/92	MUNICIPAL FIRE	04/08/93	SUPERSEDED BY REV8
REV6	09/21/92	PLANNING BOARD ENGINEER	04/08/93	SUPERSEDED BY REV8
REV5	08/21/92	MUNICIPAL HIGHWAY . NO CUL-DE-SAC: HAVE DRIVEWAY FROM LOT 8&9 COME OUT TO ROAD	08/21/92	DISAPPROVED
REV5	08/21/92	MUNICIPAL WATER	08/27/92	APPROVED
REV5	08/21/92	MUNICIPAL SEWER	08/24/92	APPROVED

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/08/97

PAGE: 2

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES  
APPLICANT: C & R ENTERPRISES

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV5	08/21/92	MUNICIPAL SANITARY	09/21/92	SUPERSEDED BY REV6
REV5	08/21/92	MUNICIPAL FIRE	08/26/92	APPROVED
REV5	08/21/92	PLANNING BOARD ENGINEER	09/21/92	SUPERSEDED BY REV6
REV4	05/19/92	MUNICIPAL HIGHWAY . AS LONG AS THE ROAD ENTRANCE COMES OUT ON RILEY ROAD	06/15/92	APPROVED
REV4	05/19/92	MUNICIPAL WATER	05/22/92	APPROVED
REV4	05/19/92	MUNICIPAL SEWER	08/21/92	SUPERSEDED BY REV5
REV4	05/19/92	MUNICIPAL SANITARY	08/21/92	SUPERSEDED BY REV5
REV4	05/19/92	MUNICIPAL FIRE	05/27/92	APPROVED
REV4	05/19/92	PLANNING BOARD ENGINEER	08/21/92	SUPERSEDED BY REV5
REV3	01/29/92	MUNICIPAL HIGHWAY	05/19/92	SUPERSEDED BY REV4
REV3	01/29/92	MUNICIPAL WATER	01/30/92	APPROVED
REV3	01/29/92	MUNICIPAL SEWER	05/19/92	SUPERSEDED BY REV4
REV3	01/29/92	MUNICIPAL SANITARY	05/19/92	SUPERSEDED BY REV4
REV3	01/29/92	MUNICIPAL FIRE	02/11/92	APPROVED
REV3	01/29/92	PLANNING BOARD ENGINEER	05/19/92	SUPERSEDED BY REV4
REV2	03/07/91	MUNICIPAL HIGHWAY . WOULD LIKE CONTRACTOR TO CLEAR 25' RIGHT OF WAY FOR THE TOWN	03/14/91	APPROVED
REV2	03/07/91	MUNICIPAL WATER	03/08/91	APPROVED
REV2	03/07/91	MUNICIPAL SEWER	01/29/92	SUPERSEDED BY REV3
REV2	03/07/91	MUNICIPAL SANITARY . SEE REVIEW SHEET IN FILE FOR DETAILS OF APPROVAL	03/12/91	APPROVED
REV2	03/07/91	MUNICIPAL FIRE	03/11/91	APPROVED

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/08/97

PAGE: 3

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	03/07/91	PLANNING BOARD ENGINEER	01/29/92	SUPERSEDED BY REV3
REV1	01/24/91	MUNICIPAL HIGHWAY . TOO MANY DRIVEWAYS ONTO MOORES HILL RD.	02/06/91	DISAPPROVED - SEE SHEET IN FILE
REV1	01/24/91	MUNICIPAL WATER	01/28/91	APPROVED
REV1	01/24/91	MUNICIPAL SEWER	03/07/91	SUPERSEDED BY REV2
REV1	01/24/91	MUNICIPAL SANITARY . SEE REVIEW SHEET IN FILE FOR DETAILS OF	01/24/91	APPROVED APPROVAL
REV1	01/24/91	MUNICIPAL FIRE	01/28/91	APPROVED
REV1	01/24/91	PLANNING BOARD ENGINEER	03/07/91	SUPERSEDED BY REV2
ORIG	11/27/90	O.C. PLANNING DEPT.	11/19/90	LOCAL DETERMINAT
ORIG	06/20/90	MUNICIPAL HIGHWAY . SEE REVIEW SHEET FOR REQUIREMENTS	06/21/90	DISAPPROVED
ORIG	06/20/90	MUNICIPAL WATER	06/22/90	APPROVED
ORIG	06/20/90	MUNICIPAL SEWER . SEWER LINE SIZE AND TYPE TO BE INCLUDED	09/04/90	DISAPPROVED
ORIG	06/20/90	MUNICIPAL SANITARY . SEE REVIEW SHEET IN FILE FOR REQUIREMENTS OF	06/21/90	APPROVED APPROVAL
ORIG	06/20/90	MUNICIPAL FIRE . ADDITIONAL HYDRANT NEEDED AT INTERSECTION OF MOORES HILL RD	06/21/90	SEE REVIEW SHEET
ORIG	06/20/90	PLANNING BOARD ENGINEER	01/24/91	SUPERSEDED BY REV1



Joseph G. Ranspe  
County Executive

## DEPARTMENT OF HEALTH

Marcy J. Smith, M.D.  
Commissioner of Health

124 Main Street  
Goshen, New York 10924-2199

Commissioner/Administration  
Nursing  
Environmental Health  
Early Intervention

Fax (914) 294-6371

(914) 291-2332  
(914) 291-2330  
(914) 291-2331  
(914) 291-2333

RECEIVED

NOV 27 1996

TOWN OF NEW WINDSOR  
SUPERVISORS OFFICE

cc: D. McGaughey  
M. Mason

November 22, 1996

Supervisor & Town Board  
T. New Windsor  
555 Union Ave.  
New Windsor, NY 12553

Re:  
Approval of plans &  
specifications for:  
W. M. Ext. to serve  
C&R Enterprises Subdivision  
T. New Windsor

Dear Supervisor & Town Board:

We have this day approved the plans and specifications submitted by Zimmerman Engineering & Surveying, P.C., for the above mentioned project.

Application for this project was duly made by you and received in this office on June 25, 1996.

We are enclosing a Certificate of Approval. A copy of the approved plans and specifications is being retained in our files and the remaining sets are being returned to your engineer.

Very truly yours,

M.J. Schleifer, P.E.  
Assistant Commissioner

MJS/aje

cc: Engineer  
O.C. Planning Dept.  
File

enc.

Approval of Plans for  
Public Water Supply Improvement

This approval is issued under the provisions of 10 NYCRR, Part 5:

1. Applicant  T. NEW WINDSOR	2. Location of Works (C, V, T)  T. NEW WINDSOR	3. County  ORANGE	4. Water District (Specific Area Served)  T. NEW WINDSOR
5. Type of Project			
<input type="checkbox"/> 1 Source	<input type="checkbox"/> 3 Pumping Units	<input type="checkbox"/> 5 Fluoridation	<input checked="" type="checkbox"/> 7 Distribution
<input type="checkbox"/> 2 Transmission	<input type="checkbox"/> 4 Chlorination	<input type="checkbox"/> 6 Other Treatment	<input type="checkbox"/> 8 Storage
<input type="checkbox"/> 9 Other			
Remarks:  WATER MAIN EXTENSION TO SERVE C&R ENTERPRISES SUBDIVISION			

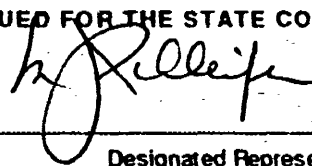
By Initiating Improvement of the approved supply, the applicant accepts and agrees to abide by and conform with the following:

- a. THAT the proposed works be constructed in complete conformity with the plans and specifications approved this day or approved amendments thereto.

ISSUED FOR THE STATE COMMISSIONER OF HEALTH

NOVEMBER 22, 1996

Date



Designated Representative

, P.E.

M.J. SCHLEIFER, P.E., ASSISTANT COMMISSIONER

Name and Title (print)

# General

6. Type of Ownership		<input type="checkbox"/> 58 Private - Other	<input type="checkbox"/> 1 Authority	<input type="checkbox"/> 30 Interstate
<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Commercial	<input type="checkbox"/> Private - Institutional	<input type="checkbox"/> 19 Federal	<input type="checkbox"/> 40 International
<input type="checkbox"/> Industrial	<input type="checkbox"/> 9 Water Works Corp.	<input type="checkbox"/> 26 Board of Education	<input type="checkbox"/> 20 State	<input type="checkbox"/> 18 Indian Reservation
7. Estimated Total Cost \$73,000		8. Population Served 40±		9. Drainage Basin MOODNA
10. Federal Aid Involved?		11. WSA Project?		
<input type="checkbox"/> 1 Yes <input checked="" type="checkbox"/> 2 No		<input type="checkbox"/> 1 Yes <input checked="" type="checkbox"/> 2 No		

# Source N/A

12. <input type="checkbox"/> Surface Name _____ Class _____ <input type="checkbox"/> Ground Name _____ Class _____		13. Est. Source Development Cost
14. Safe yield GPD	15. Description	

# Treatment N/A

16. Type of Treatment			
<input type="checkbox"/> 1 Aeration	<input type="checkbox"/> 4 Sedimentation	<input type="checkbox"/> 7 Iron Removal	<input type="checkbox"/> 10 Softening
<input type="checkbox"/> 2 Microstrainers	<input type="checkbox"/> 5 Clarifiers	<input type="checkbox"/> 8 Chlorination	<input type="checkbox"/> 11 Corrosion Control
<input type="checkbox"/> 3 Mixing	<input type="checkbox"/> 6 Filtration	<input type="checkbox"/> 9 Fluoridation	<input type="checkbox"/> 12 Other
17. Name of Treatment Works	18. Max. Treatment Capacity GPD	19. Grade of Plant Operator Req.	20. Est. Cost
21. Description up water and flow monitored by ... use a drop ...			

# Distribution

22. Type of Project N/A		23. Type of Storage N/A		24. Est. Distribution Cost
<input type="checkbox"/> 1 Cross Connection	<input type="checkbox"/> 3 Transmission	Elevated _____ Gals.	\$73,000	
<input type="checkbox"/> 2 Interconnection	<input type="checkbox"/> 4 Fire Pump C12	Underground _____ Gals.		
25. Anticipated Distribution System Demand: Avg. 4000 GPD Max. 20000 GPD			26. Designed for fire flow? <input checked="" type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No	
27. Description INSTALLATION OF APPROXIMATELY 410 LF. OF 16" AND 1410 LF. OF 8" D.I. WATER MAIN & APPURTENANCES IN PROPOSED LISA LANE TO SERVE C&R ENTERPRISES SUBDIVISION.				

**New York State Department of Environmental Conservation**  
Division of Water, 200 White Plains Rd., Tarrytown, NY 10591  
Telephone: (914) 332-1835



Michael D. Zagata  
Commissioner

October 8, 1996

Mr. Gerald Zimmerman, P.E.  
Zimmerman Engineering & Surveying, P.C.  
Route 17M  
Harriman, NY 10926

**RE: Approval of Plans and Specifications for**  
Sewer Extension to serve C & R Enterprises, Inc.  
Town of New Windsor, Orange County

Dear Mr. Zimmerman;

This is to advise you that the plans and specifications for the above referenced project are being approved by this Department. This project consists of approximately 1299 l.f. of 8" gravity sewer lines and approximately 10 sanitary manholes as shown on the four drawings prepared by Zimmerman Engineering & Surveying, P.C. dated January 17, 1992 (last revision: Jan. 15, 1996).

By initiating the construction of the said project covered by the approval of the plans and specifications, the applicant accepts and agrees to abide by and conform with the following:

- (1) This approval is issued pursuant to SPDES Permit No. NY- 0022446.
- (2) That this approval letter shall be maintained on file by the applicant.
- (3) That the approval is revocable or subject to modification or change pursuant to Article 17 of the Environmental Conservation Law.
- (4) That any and all construction undertaken by the terms of the approval of plans shall be completely and wholly at the risk of the applicant.
- (5) That the facilities shall be fully constructed and completed in compliance with plans as approved on October 8, 1996.

Mr. Gerald Zimmermann P.E.

Page 2

October 8, 1996

(6) That this office is to be notified when construction commences.

(7) That the engineer will forward the results of the leakage tests of the completed work to this Department.

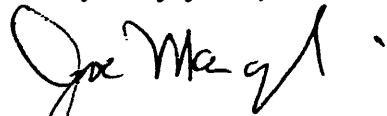
(8) That the professional engineer supervising such construction shall certify to this Department in writing and to the applicant that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the engineering report and the plans.

(9) That the leakage outward or the infiltration inward of the constructed sewer line shall not exceed 200 gallons per inch of pipe diameter per mile per day for any section of the sewer system between manholes and including manholes.

(10) The approved project must be completed within five (5) years of the approval date at which time the approval will expire.

Enclosed please find one copy of the approved plans and the engineering report. Also, one copy of the approved plans is being sent to the Orange County Health Department.

Very truly yours,

  
Joseph Marcogliese, P.E.  
Environmental Engineer 3  
Division of Water  
Region 3

JM:TR  
Enclosure

Orange County Health Department  
Town of New Windsor Planning Board ✓



**ZIMMERMAN**  
**ENGINEERING & SURVEYING, P.C.**

---

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

June 11, 1996

Mr. James Petro, Chairman  
and Planning Board Members  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Re: Subdivision for C & R Enterprises, Inc.  
Moores Hill Road  
Town of New Windsor  
Our Job No. 90-15

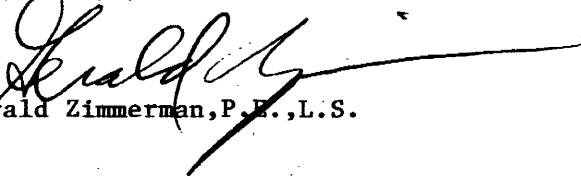
Dear Chariman Petro and Planning Board Members:

Preliminary approval for the above referenced subdivision is due to expire July 21, 1996. The water main and sewer main extension plans are being reviewed by the Town Engineer at this time.

In light of the above we are requesting a six month extension of preliminary approval.

Thank you for your cooperation in this matter.

Very truly yours,

  
Gerald Zimmerman, P.E., L.S.

GZ:aw

*6 months granted*



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

April 3, 1996

Zimmerman Engineering & Surveying, P. C.  
Rt. 17 M  
Harriman, NY 10926

ATTN: GERALD ZIMMERMAN, P.E.

**RE: C & R ENTERPRISES, INC. - WATER AND SEWER SUBMITTALS**

Dear Mr. Zimmerman:

As you may recall, we notified your office on 5 March 1996 that your water and sewer submittal of January of 1996 did not include the sewer plans, specifications and engineering reports. This information was subsequently received by the Town of New Windsor on 14 March 1996. In line with our review of the documents received, we offer the following comments:

## **WATER MAIN EXTENSION PLAN, SPECIFICATIONS AND ENGINEERING REPORT:**

1. The water main plan sheet 2 of 4 show the water main extending through an easement from the cul-de-sac at the end of Lisa Lane and dead ending at Moores Hill Road. We would request that the plans be revised to show a hydrant and valve assembly near the dead-end of the line for flushing purposes in the event the water main along Moores Hill Road is not extended in the immediate future. In addition, we are requesting that an 8" valve be provided at the end of the line which could be utilized at the time of interconnection to shut off the water main without having to terminate service for all the residents along Lisa Lane for interconnection with any newly installed water main along Moores Hill Road at some future date.
2. The typical trench detail shown of sheet 4 of 4 are not consistent with the specifications for the installation of pipe noted on page 29 of the technical specifications. For example, the typical detail does not show the 12" of R.O.B. gravel or sand over the top of the pipe as specified on page 29. The typical detail shows a minimum of 6". In addition, the typical section on sheet 4 of 4 refers to "select backfill" and not R.O.B. gravel as specified on sheet 29.
3. The technical specification should include a specification for R.O.B. gravel, sand, crushed stone and any other materials the engineer proposes to utilize for backfill to avoid confusion and the use of inappropriate materials during construction.
4. The specification on page 29 for installation of pipe requires a trench width of 24" plus the pipe diameter, however, the typical trench detail on sheet 4 of 4 only shows 18". This conflict should be rectified.
5. The valve and valve box specification refers to a detail in the plans showing a concrete pad to support water main valves, however, upon review of the plan sheets 1 through 4 of 4 we find no such detail. This conflict should be corrected.

April 3, 1996

6. We would recommend that you review the technical specification for fire hydrants and confirm that the model number utilized in the specification is consistent with the Centurion fire hydrant specification shown on plan sheet 4 of 4.
7. The engineering report dated 15 January 1996 indicates that the current available treatment capacity at the New Windsor Riley Road Filter Plant equals 3.0 mgd. This is not correct. The Town of New Windsor is presently undertaking hydraulic modifications to the treatment plant which will allow for a treatment capacity of 3.0 mgd, however, this work has not been completed to date. It is anticipated that the modifications to the treatment plant will be completed sometime during the summer of 1996.

SEWER MAIN EXTENSION PLAN SPECIFICATIONS AND ENGINEERING REPORT:

1. No detail has been provided for the manhole to be constructed over the top of the existing town sewer line in Riley Road. This manhole will be a dog house type manhole and will not be your typical manhole as detailed on sheet 4 of 4. A detail should, therefore, be provided specifically for this application.
2. We would request that you number the manholes for easy reference and to avoid confusion during construction.
3. The typical sewer trench detail, including the pipe bedding materials and backfill materials, are not consistent with the description in the technical specifications on page TS-2. For example, the typical section refers to backfill in the trench with N.Y.S. Item #4, however, the specification refers to excavated material from the trench. This inconsistency must be clarified. In addition, if trench material is to be proposed, a clearer understand of the type of run-of-trench material to be allowed for backfill is to be specified.
4. A specification is to be provided for the bedding material for the sewer line trench, as well as a specification for the material to be placed to a point 1' above the pipe. There are inconsistencies between the sewer line trench detail on sheet 4 of 4 and the technical specifications.
5. No direction has been given in the typical details or specification for protecting the pipe in rock cuts.
6. The use of water for a compaction technique should not be allowed and is not recommended. The specification on page TS-2 should, therefore, be revised.
7. the specification on page TS-4 for precast concrete manholes refers to material specified on the plans, however, plan sheet 4 of 4 does not specify materials of construction. The technical specification should clearly indicate the materials of construction for precast concrete manhole assemblies and for manhole steps.
8. Although the pavement replacement specification page TS-5 refers to a detail on the plan for pavement restoration, no such detail appears on the plan sheets. A pavement restoration detail should be provided which includes 5 1/2" of asphalt pavement in a three course pavement application.
9. The engineer should explain why a specification for ABS pipe appears on page TS-13. This type of pipe is not acceptable for sewer main extensions in the Town of New Windsor.
10. Page 2 of the Engineering Report refers to a resolution by the Town Board reallocating 4,800 gallons per day of flow to C & R Enterprises, however, we understand, based on a conversation with Mark Edsall of our office, that the agreement has been revised down to 3500 gallons per day in accordance with conversations with Caesar Manfredi of NYSDEC. This should be confirmed and appropriate revisions made to the Engineering Report and application form.

Zimmerman Engineering & Surveying, P. C.

Page 3

April 3, 1996

11. We understand that the N.Y. State DEC requires that the design engineer verify in tabular form that adequate flows and velocities are maintained in the proposed sewer lines in accordance with ten state standards. This type of detail has not been provided in the Engineering Report and may only result in a disapproval from the review agency upon submittal. We would, therefore, suggest that the appropriate information be provided in the Engineering Report prior to a resubmittal to the Town and submittal to NYSDEC.

We are returning for your use all copies of the plans, specifications and engineering reports submitted to the Town with the exception of one copy which will be maintained in our file for future reference.

Upon completion of the revisions discussed above, please forward only three (3) sets of the plans, specifications and engineering reports to our office along with the NYSDEC and N.Y. State Health Dept. application forms for signature by the Supervisor. We will make a recommendation for the Supervisor to sign the application forms which will be returned to your office, after which, your office will be required to make the submittal to NYSDEC and the Orange County Health Dept. The three copies of the plans, specifications and engineering reports will be maintained by the Town for our file only.

Respectfully yours,

*Richard D. McGoe, P.E.*

RICHARD MC GOEY, P.E.,  
ENGINEER FOR THE TOWN

RDM/mlm

cc: George J. Meyers, Supervisor  
Michael Babcock, Building Inspector  
Mark Edsall, P.E. - P.B. Engineer  
C & R Enterprises, Inc.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD MEETING  
TOWN HALL  
WEDNESDAY, DECEMBER 13, 1995 - 7:30 P.M.

## TENTATIVE AGENDA

Call to Order  
Roll Call

### REGULAR ITEMS:

- ~~LEAD AGENCY + NEG DEC.~~  
~~WAIVE P/H - APPROVED SUBJECT TO~~  
~~NEG DEC~~  
~~SET UP FOR P/H~~  
~~NEED A LETTER FROM TOWN CLERK'S OFFICE ABOUT ROAD~~
1. (95-24) DORI ASSOCIATES SITE PLAN - Rt. 9W (Barger)
  2. (95-26) ARGENIO SUBDIVISION - Station Rd. (Powell)
  3. (95-33) LUJAN SUBDIVISION - McNary Lane (Caldiero)
  4. (95-34) INSUL-SASH SITE PLAN - Rt. 300 (Witfield)
  5. (95-35) MANS, CLARENCE SITE PLAN - Rt. 94 (Cuomo)
  6. (95-36) SLADEWSKI/RUSSELL/SPECHT LOT LINE CHANGE  
Lake Road (Whitaker)

### DISCUSSION:

- ~~7. PRICE CHOPPER Rt. 300 & Rt. 94 Location~~

### CORRESPONDENCE:

- ~~8. C & R ENTERPRISES - Request for 6 month extension  
of preliminary approval~~
- ~~9. FOX RIVER SUB. - (90-18) Request for 90 Day  
extension of final approval~~

Adjournment

(NEXT MEETING - DECEMBER 27, 1995)



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF NEW WINDSOR

P/B # 90-31

WORK SESSION DATE: 6 DEC 95

APPLICANT RESUB.  
REQUIRED: \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: C&L Ent

PROJECT STATUS: NEW \_\_\_\_\_ OLD X

REPRESENTATIVE PRESENT: Jerry Z + (both Zimmer)

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. \_\_\_\_\_  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

12" main up to entrance  
8" main on site

They are working on layout of waterline  
and will be submitting plans to RDM

**ZIMMERMAN**  
**ENGINEERING & SURVEYING, P.C.**

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

May 4, 1995

Mr. James Petro, Chairman  
and Planning Board Members  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

Re: Subdivision for C & R Enterprises, Inc.  
Moores Hill Road  
Town of New Windsor  
Our Job No. 90-15

Dear Chairman Petro and Planning Board Members:

Preliminary approval for the above referenced subdivision is due to expire June 21, 1995. The applicant is in the process of obtaining approval from the New York State Department of Environmental Conservation and the Orange County Health Department.

In view of the above we are requesting a six (6) month extension of the preliminary approval.

Very truly yours,

  
Gerald Zimmerman, P.E., L.S.

GZ:aw

CC: Applicant

6/14/95  
(m) v } 5 ayes  
(S) s } 0 Nayp

6 month Extension Granted  
Expires 12/21/95

5/5/95 (m)

(m)



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

FAX MEMO

TO: Amy - Zimmerman Engineering

ATTN: \_\_\_\_\_

FAX NUMBER: 782-3148

NUMBER OF PAGES (INCLUDING COVER SHEET) 2

FROM: Nyna

DATE SENT: 6-15-95 TIME SENT: \_\_\_\_\_

MESSAGE: \_\_\_\_\_

Amy - 6 month extension granted

NOTE: Please let Jerry know

that the site visit for Quality Homes  
subdivision is ~~not~~ scheduled for

6-21-95 @ 6:30 P.M.

Any questions, please call me.

TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS  
REQUESTED:

YES \_\_\_\_\_ NO ☒





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

May 4, 1995

Town of New Windsor  
Office of the Supervisor  
555 Union Avenue  
New Windsor, NY 12553

ATTENTION: MR. GEORGE J. MEYERS,  
SUPERVISOR

SUBJECT: C & R ENTERPRISES  
WATER & SEWER APPLICATIONS

Dear George:

We are in receipt of your request to review the plans and engineering reports for the sewer extension to serve C & R Enterprises, as received from Zimmerman Engineering, dated 19 April, 1995. In line with our review of this application, please be advised of the following:

1. We understand that the per household flow to be allocated from the Majestic Weaving flow has been revised from 480 gpd per household to 350 gpd per household in agreement with NYSDEC. We would, therefore, request that the permanent application to NYSDEC by the applicant, as well as the agreement between the applicant and the Town, be revised from 4800 gpd to 3500 gpd.
2. As you may recall, the Blossom Heights Subdivision, which is located contiguous to the C & R Enterprises, Inc. Subdivision, is committed to install a 12" water main along Riley Road for the purposes of providing central water service to the Blossom Heights Subdivision. This water main will pass immediately in front of the entrance drive referred to as Lisa Lane for the C & R Subdivision. We would, therefore, recommend that the C & R Subdivision propose to install a central water supply system in a fashion similar to Blossom Heights.

The Planning Board, in their review of this request, should consider requiring that the water main along Lisa Lane be looped from Riley Road along Lisa Lane to Moores Hill Road. Obviously, the applicant has already anticipated water service with the subdivision plan showing a water main easement between lots 4 & 5 down to Moores Hill Road.

We will forward a copy of this letter simultaneously to Mr. Zimmerman, as well as the Planning Board, for their further consideration prior to requesting that your office sign the application forms. We understand that the application presently has preliminary approval, however, final approval has not been received to date and, therefore, revisions to the project design may be appropriate at this time.

If you should have any questions in this matter, please contact our office.

Very truly yours,

Richard D. McGoey, P.E.  
Richard D. McGoey, P.E.,  
Engineer for the Town

RDM:mlm

cc: James Petro, Jr. - P.B. Chairman  
Mark Edsall, P.E. - P.B. Engineer  
Jerry Zimmerman, P.E. - Project Engineer



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

**2 May 1995**

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**MEMORANDUM**

**TO:** Richard D. McGoey, P.E., Town Engineer

**FROM:** Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT:** C & R ENTERPRISES SUBDIVISION  
RESPONSE TO YOUR 4/27/95 MEMORANDUM  
NEW WINDSOR PLANNING BOARD NO. 90-31

In response to your referenced memorandum, please be advised of the following:

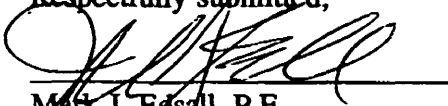
1. Please be advised that I have previously discussed this property with the Town Assessors office and they had advised me that the property (both Lots 25 and 29) are within Sewer District No. 19.
2. Based on the single-family residential use and the established reallocation flow quantities, the project should be allocated 3,500 gallons per day. This is based on 350 gpd per residence.

Apparently, the 4,800 gpd reallocation approved by the Board occurred before a uniform procedure was established.

3. The Planning Board did not discuss the installation of dry watermains for this project. This application dates back to June 1990, and has been substantially inactive for nearly three (3) years. Given the new information now available, it may be appropriate for us to recommend to the Planning Board that they consider requiring the installation of dry watermains.

Toward this goal, please provide me with an approximate schedule as to the anticipated installation of watermains in this area.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk  
A:5-2-2E.mk

**ZIMMERMAN**  
**ENGINEERING & SURVEYING, P.C.**

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

December 12, 1994

Mr. James Petro, Chairman  
Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, New York 12550

Re: Subdivision for C & R Enterprises, Inc.  
Moores Hill Road  
Town of New Windsor  
Our Job No. 90-15

Dear Chairman Petro and Planning Board Members:

Preliminary approval for the above referenced subdivision is due to expire January 21, 1995. The applicant is in the process of obtaining approval from the New York State Department of Environmental Conservation and the Orange County Health Department.

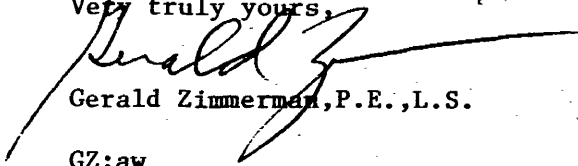
In view of the above we are requesting a six (6) month extension of the preliminary approval.

Please also be advised that the New York State Department of Environmental Conservation in their review of the sewer main extension plans has requested that we furnish them with a copy of the negative declaration in the SEQRA review process. We are requesting that you furnish our office with a copy of this document. For your information we are enclosing copies of the following letters indicating that the applicant has obtained approval to connect to the sewer system:

1. Letter of November 4, 1993 Town Clerk's certification
2. Town Board resolution approving sewer connections (November 3, 1993).
3. Applicant letter to Town Board October 18, 1993.

Thank you for your cooperation in this matter.

Very truly yours,

  
Gerald Zimmerman, P.E., L.S.

GZ:aw

enc.

CC: Applicant

*Neg Dec 1/11/95  
6 mo ext granted 1/11/95*



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

Pauline G. Townsend  
TOWN CLERK

November 4, 1993

Nicholas Cardaropoli, Sr.  
C&R Enterprises, Inc.  
Route #32, Oak Grove Mall  
Central Valley, New York 10917

Subject: Majestic Sewer District

Dear Mr. Cardaropoli:

Attached, please find a certified copy of a resolution regarding the above subject matter approved by the New Windsor Town Board at their November 3, 1993 meeting.

Should you have any questions, please contact the Attorney for the town, 914-564-4630 or the Supervisor's Office, 914-564-4610.

Sincerely,

A handwritten signature in cursive script that reads "Pauline G. Townsend".

PAULINE G. TOWNSEND  
Town Clerk

PGT:eas

CC: Attorney  
Supervisor



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

Pauline G. Townsend  
TOWN CLERK

## CLERK'S CERTIFICATE

I, PAULINE G. TOWNSEND, Town Clerk of the Town of New Windsor in the County of Orange, State of New York HEREBY CERTIFY that the attached extract of the minutes has been compared by me with the Minutes of the Town Board Meeting of the Town of New Windsor in the County of Orange, State of New York held on the 3rd day of November 1993 and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town, this 4th day of November 1993.

TOWN SEAL

PAULINE G. TOWNSEND, TOWN CLERK  
Town of New Windsor

DATE	START	SENDER	RX TIME	PAGES	NOTE
NOV-19	10:15	9149287832	1'14"	2	OK

\*\*\*\*\*

CENTRAL VALLEY REALTY IN 9149287832

P.01

RE: MOTION-REALLOCATION OF SEWER CAPACITY-MAJESTIC SEWER DIST.  
NICHOLAS CARDAROPOLI, SR./C&R ENTERPRISES, INC.

MOTION BY COUNCIL man Spignardo

SECONDED BY COUNCIL man Heft

IT IS HEREBY RESOLVED, that the Town Board of the Town of New Windsor authorize the reallocation of 4,800 gallons per day of sewer capacity from the current allocation for the MAJESTIC SEWER DISTRICT in the Town of Cornwall, to the C & R ENTERPRISES, INC. SUBDIVISION located on properties known as New Windsor tax map Section 32, Block 2, Lots 25 and 29, (hereinafter referred to as "USER"), within the Town of New Windsor.

IT IS FURTHER RESOLVED that this reallocation is subject to the following conditions:

1. The quantity of sewer capacity set forth in this resolution may not be assigned to any party except the Town of New Windsor and at no cost to the Town,
2. USER shall not commence use of the sewer lines until the construction of the line is approved by the Engineers for the Town and all federal, state and local laws are satisfied.
3. All water connections that are used within the area to be served by this reallocation shall be metered pursuant to the Code of the Town of New Windsor.
4. This reallocation shall be used only for the real property that is the subject of this resolution and no other real property unless the reallocation has been assigned to the Town of New Windsor.
5. This resolution shall be subject to USER executing a reallocation agreement, in recordable form, that shall be recorded in the Orange County Clerk's Office.

ROLL CALL: All Ayes

MOTION CARRIED: 5-0

Town Board Agenda: 11/03/93.

(TA DOCDISK#20-081093.MSD)

C &amp; R

Nicholas Cardaropoli, Sr.  
C & R Enterprises, Inc.  
RT 32 Oak Clove Mall  
Central Valley, NY 10917

(914) 928-9691

---

October 18, 1993

Mr. George Green, Supervisor  
and Members of the Town Board  
Supervisor's Office  
Union Avenue  
New Windsor, NY 12550

RE: SEWAGE ALLOCATION FOR PROPOSED SUBDIVISION PLAT  
NICHOLAS CARDAROPOLI SR. / C & R ENTERPRISES, INC.

Dear Mr. Greene and Members of the Town Board:

Subsequent to the preliminary approval from the Town of New Windsor Planning Board on July 21, 1993 of the proposed subdivision, we respectfully request the permission of the Town Board to approve the following sewer treatment allocation plan.

The necessary sewage treatment requirement will be purchased from the available capacity of Majestic. We are aware that the cost of such capacity is \$3.75/gallon and that the ten lots will require a total of 4,800 gallons/day. Water will be provided via private wells.

Thank you for your consideration and attention to this matter.

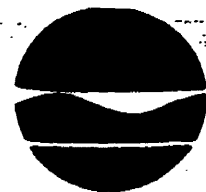
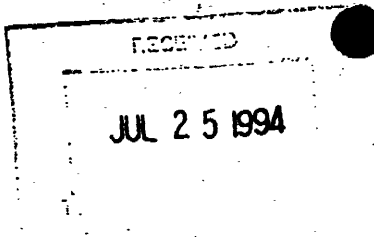
Sincerely,

*Nicholas Cardaropoli, Sr.*  
Nicholas Cardaropoli, Sr.

782-3188



New York State Department of Environmental Conservation  
200 White Plains Road - 5th Floor  
Tarrytown, New York 10591-5805  
(914) 332-1835



Langdon Marsh  
Commissioner

July 22, 1994

cc: Sad Sranan  
D. McGeary ✓

Mr. George J. Meyers  
Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, N.Y. 12553

Dear Supervisor Meyers:

This is in response to your letter regarding the reallocation of 4,800 and 960 G.P.D. of sewer capacity from the Majestic Sewer District to C & R Enterprises and Reddings/Bain respectively.

Your request is acceptable to this office. When the application for a sewer extension for C & R Enterprises is submitted to this office, please attach this letter as the moratorium has not been lifted.

The sewer extension for Reddings/Bain is currently under review.

Based upon this action, the reserved capacity for the Majestic Sewer District for the Town of New Windsor is 0.582 M.G.D.

Very truly yours,

Joseph F. Marcogliese, P.E.  
Environmental Engineer III  
Division of Water

JFM:sec

cc: M-E.

printed on recycled paper

7/26/94

ZIMMERMAN  
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.  
MICHAEL M. MURPHY, P.E.

June 15, 1994

Mr. James Petro, Chairman  
Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, New York 12550

Re: Subdivision for C & R Enterprises, Inc.  
Moores Hill Road  
Town of New Windsor  
Our Job No. 90-15

Dear Chairman Petro and Planning Board Members:

Preliminary Approval for the above referenced subdivision is due to expire on July 21, 1994. The applicant is processing plans for approval through the New York State Department of Environmental Conservation and the Orange County Health Department.

In view of the above we are requesting a six (6) month extension of the preliminary approval.

Very truly yours,

  
Gerald Zimmerman, P.E., L.S.

GZ:aw

CC: Mr. Nick Cardaropoli  
File

(M)

(S)

D

S

3 days by  
0 days

6 months granted

RESULTS OF P.B. MEETING

DATE: July 21, 1993

PROJECT NAME: C+R Enterprises Sub. PROJECT NUMBER 90-31

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)    S)    VOTE: A    N   

\* M)    S)    VOTE: A    N   

CARRIED: YES    NO   

\* CARRIED: YES:    NO   

\*\*\*\*\*

PUBLIC HEARING: M)    S)    VOTE: A    N   

WAIVED: YES    NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M)    S)    VOTE: A    N    APPR. CONDITIONALLY:   

NEED NEW PLANS: YES    NO   

DISCUSSION/APPROVAL CONDITIONS:   

Add space to easement for future water logs

Preliminary Approval <sup>(M)</sup> <sup>(S)</sup> ✓ 5 5 Aggs 0 Pages

90-31

ZIMMERMAN  
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

December 6, 1993

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, New York 12550

Attention: Mr. James Petro, Chairman

Re: Subdivision for C & R Enterprises, Inc.  
Moores Hill Road  
Town of New Windsor  
Our Job No. 90-15

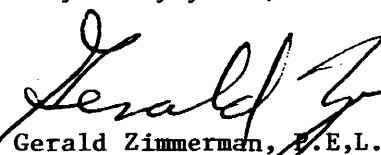
Dear Chairman Petro:

Preliminary Approval for the above referenced subdivision is due to expire January 21, 1994. The applicant has recently received approval for sewer allocation from the Town of Cornwall. We are now submitting plans to the New York State Department of Environmental Conservation for sewer main extension and to the Orange County Health Department for their review and approval.

In view of the above we are requesting a six (6) month extension for Preliminary Approval to process these plans.

Your board's favorable consideration of this request would be greatly appreciated.

Very truly yours,

  
Gerald Zimmerman, P.E., L.S.

GZ:aw

CC: Mr. Nick Cardaropoli  
File

APPROVED JAN 12 1994

(m) (S)  
✓ S

6 month extension

5 Ayes } Granted  
0 Nays }

FAXED 1-13-94 (m)



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

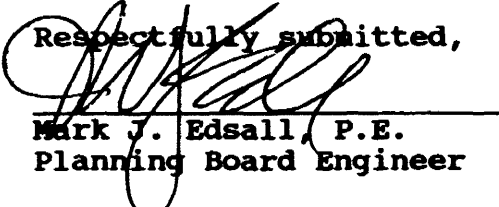
**PROJECT NAME:** C & R ENTERPRISES SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD AND RILEY ROAD  
**PROJECT NUMBER:** 90-31  
**DATE:** 21 JULY 1993  
**DESCRIPTION:** THE APPLICATION INVOLVES THE MAJOR SUBDIVISION OF A 9.3 +/- ACRE PARCEL INTO TEN (10) SINGLE-FAMILY RESIDENTIAL LOTS. THE APPLICATION ALSO INVOLVES A LOT LINE CHANGE. THE PLAN WAS MOST RECENTLY REVIEWED AT THE 23 JUNE 1993 PLANNING BOARD MEETING.

1. At this time, I am aware of no outstanding engineering concerns with regard to this project.

As part of the SEQRA Lead Agency process, the Planning Board has received letters from the Army Corp. of Engineers and New York State Office of Parks, Recreation and Historic Preservation. The Applicant should review these letters, taking their content into account in the further design of the project.

2. One other recommendation which was made to the Applicant at the previous meeting was provisions for an easement for a water line along Lots 4 and 5, such that a water loop can be provided for a possible future water line along Moores Hill Road. This should be included into the design submitted to the Orange County Department of Health for the water system.
3. At this time I am aware of no reason why the application could not receive preliminary approval, such that the Applicant can proceed with applications to the Orange County Department of Health and New York State Department of Environmental Conservation.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:C&R5.mk



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** C & R ENTERPRISES SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD AND RILEY ROAD  
**PROJECT NUMBER:** 90-31  
**DATE:** 23 JUNE 1993  
**DESCRIPTION:** THE APPLICATION INVOLVES THE MAJOR SUBDIVISION OF A 9.3 +/- ACRE PARCEL INTO TEN (10) SINGLE-FAMILY RESIDENTIAL LOTS. THE APPLICATION ALSO INVOLVES A LOT LINE CHANGE. THE PLAN WAS MOST RECENTLY REVIEWED AT THE 9 JUNE 1993 PLANNING BOARD MEETING. THE PROJECT IS BEFORE THE BOARD FOR A CONTINUATION OF THE PUBLIC HEARING OPENED AT THE AFOREMENTIONED MEETING.

1. As was noted at the previous meeting, this application is seeking preliminary approval, such that they can proceed with applications to the Orange County Department of Health and New York State Department of Environmental Conservation. The Applicant's Engineer has already acknowledged the fact that the Town is currently subject to a moratorium for a sewer extension.

At this time I am aware of no reason why the application could not receive preliminary approval, such that the application submittals to the outside agencies can proceed.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:C&R4.mk



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

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WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** C & R ENTERPRISES SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD AND RILEY ROAD  
**PROJECT NUMBER:** 90-31  
**DATE:** 9 JUNE 1993  
**DESCRIPTION:** THE APPLICANT HAS SUBMITTED A PLAN FOR THE MAJOR SUBDIVISION OF A 9.3 +/- ACRE PARCEL INTO TEN (10) SINGLE-FAMILY RESIDENTIAL LOTS. THE APPLICATION ALSO INVOLVES A LOT LINE CHANGE. THE PLAN WAS MOST RECENTLY REVIEWED AT THE 28 APRIL 1993 PLANNING BOARD MEETING. THE PROJECT IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. As per the Board's previous authorization, I issued a Lead Agency Coordination letter for SEQRA. At this time, I am not aware of any other agencies interested in the position of Lead Agency. As such, I recommend that the Board formally assume the position of Lead Agency at this meeting.
2. The application will require an extension to the sanitary sewer collection system of the Town. As the Board is aware, a moratorium is currently in place with regard to such extensions. As such, the Board should review, with the Planning Board Attorney, their ability to consider a preliminary approval with such moratorium in place.

In either case, this application will require the approval from both the New York State Department of Environmental Conservation (sewer extension) and Orange County Department of Health (water extension and realty subdivision). Copies of the complete application packages should be submitted to the Town for review, prior to submittal to the respective agencies. The Applicant should note that the application forms must be executed by the Town Supervisor.

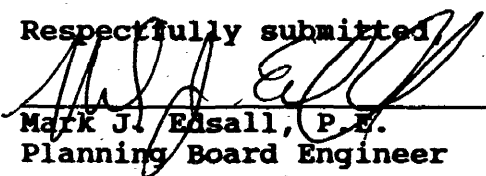
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**-2-**

**PROJECT NAME: C & R ENTERPRISES SUBDIVISION**  
**PROJECT LOCATION: MOORES HILL ROAD AND RILEY ROAD**  
**PROJECT NUMBER: 90-31**  
**DATE: 9 JUNE 1993**

3. At this time, other than the necessary applications and procedural items, I am aware of no further engineering concerns to be addressed at this point in the application process. If any new concerns are identified by the public at this hearing, or by the Board, I will be pleased to review same, as deemed appropriate by the Planning Board.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:C&R3.mk



RESULTS OF P.B. MEETING

DATE: April 28, 1993

PROJECT NAME: C.R. Enterprises PROJECT NUMBER 90-31

\*\*\*\*\*

LEAD AGENCY:

\*

NEGATIVE DEC:

\*

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

\*

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

\*

CARRIED: YES\_\_\_ NO\_\_\_

\*

CARRIED: YES:\_\_\_ NO\_\_\_

\*

\*\*\*\*\*

PUBLIC HEARING: M) Y S) N VOTE:A Y N N

WAIVED: YES\_\_\_ NO 4/28/93

SEND TO OR. CO. PLANNING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

SEND TO DEPT. OF TRANSPORT: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

DISAPP: REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

RETURN TO WORK SHOP: YES\_\_\_ NO\_\_\_

APPROVAL:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPROVED:\_\_\_

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPR. CONDITIONALLY:\_\_\_

NEED NEW PLANS: YES\_\_\_ NO\_\_\_

DISCUSSION/APPROVAL CONDITIONS:\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, ~~HIGHWAY~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 90- 31

DATE PLAN RECEIVED: APR 8 1993

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision COR Enterprise as submitted by

Zimmerman for the building or subdivision of \_\_\_\_\_ has been

reviewed by me and is approved ✓,

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fred Scott 5/14/93  
HIGHWAY SUPERINTENDENT DATE

5/14/93  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



**COUNTY OF ORANGE**  
**Department of Health**

124 MAIN STREET (1887 BUILDING), GOSHEN, NEW YORK 10924-2199  
TEL: (914) 294-7961

Mary M. McPhillips  
County Executive

Sally Faith Dorfman, M.D., MSHSA  
Commissioner of Health

May 25, 1993

RE: C & R Enterprises  
Subdivision  
Town of New Windsor

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

ATTENTION: Mark J. Edsall, P.E.

Dear Sir:

We are agreeable to your Board assuming Lead Agency status for this project.

Very truly yours,

M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb

cc: File



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
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New Windsor, New York 12553  
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- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** C & R ENTERPRISES SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD AND RILEY ROAD  
**PROJECT NUMBER:** 90-31  
**DATE:** 28 APRIL 1993  
**DESCRIPTION:** THE APPLICANT HAS SUBMITTED A PLAN FOR THE MAJOR SUBDIVISION OF A 9.3 +/- ACRE PARCEL INTO TEN (10) SINGLE-FAMILY RESIDENTIAL LOTS. THE APPLICATION ALSO INVOLVES A LOT LINE CHANGE. THE PLAN WAS MOST RECENTLY REVIEWED AT THE 13 JANUARY 1993 PLANNING BOARD MEETING.

1. These latest plans incorporate revisions and additional detailing of the proposed Town road to suit existing topographical conditions. It is my opinion that the plan reflects the requirements and clarifications as outlined during the recent meeting with Highway Superintendent Fred Fayo.
2. As previously noted, Sheet 1 of the plans should include both gross and net areas for the individual lots proposed.
3. By copy of this review comment sheet, the Applicant is cautioned that Lot 8 complies with the minimum lot width requirement only by measurement at the building line (not at front yard setback). This could pose a problem if the pending Town Zoning Code revisions are adopted, which would allow for lot width measurement only at the front yard setback line.
4. At this time, we have received this latest preliminary subdivision plan, as well as a Full Environmental Assessment Form. As such, following this meeting appearance, a Lead Agency Coordination letter will be circulated, as previously authorized by the Board.
5. The Planning Board should consider scheduling the necessary Public Hearing for this Major Subdivision, as required under Paragraph 4 of the Subdivision Regulations.

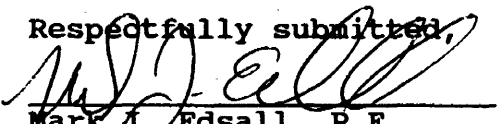
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: C & R ENTERPRISES SUBDIVISION  
PROJECT LOCATION: MOORES HILL ROAD AND RILEY ROAD  
PROJECT NUMBER: 90-31  
DATE: 28 APRIL 1993

6. Submittal of this plan/application to the Orange County Department of Health and Orange County Planning Department will be required.
7. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:C&R2.mk

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 19 April 1993  
**SUBJECT:** C. & R. Enterprises, Inc.

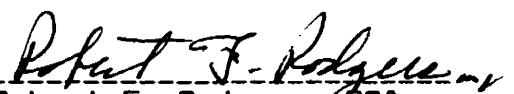
**PLANNING BOARD REFERENCE NUMBER:** PB-90-31  
**DATED:** 8 April 1993

**FIRE PREVENTION REFERENCE NUMBER:** FPS-93-021

A review of the above referenced subject subdivision and lot line change was conducted on 16 April 1993.

This plan is approved.

**PLANS DATED:** 1 April 1993; Revision 4.

  
Robert F. Rodgers; CCA  
Fire Inspector

RFR:mr  
Att.

**ZIMMERMAN**  
**ENGINEERING & SURVEYING, P.C.**

---

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

---

GERALD ZIMMERMAN P.E., L.S.

April 5, 1993

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, NY 12550

Attn.: Mr. James Petro, Planning Board Chairman

Re: Lot Line Change & Realty Subdivision  
for C & R Enterprises, Inc.  
Moores Hill Road & Riley Road

Dear Mr. Petro:

This project was last before the planning board on January 13, 1993. At that meeting we were directed by the board to have a meeting with Mr. Fred Fayo, Highway Superintendent and Mr. Mark Edsall, P.E., Planning Board Engineer to discuss our proposal for using retaining walls within the proposed right-of-way.

On March 31, 1993 we attended a work shop session with the Planning Board Engineer, and the Highway Superintendent of the town of New Windsor. Based on the comments and recommendations made at this meeting we have revised the Rural Street Specification detail and added the Modified Embankment Detail to sheet 3 of 4 of the subdivision plans. In addition we show actual cross-sections of the critical points (A-A & B-B) on sheet 4 of 4.

We believe that the above noted changes are in conformance with the requests of the Planning Board Engineer, and the Highway Superintendent.

We request this matter be placed on the next available Planning Board Agenda for further discussion, begin the SEQRA process and to set a date for the Public Hearing. We thank you for your attention to this matter.

Sincerely

ZIMMERMAN ENGINEERING & SURVEYING, P.C.

  
Michael M. Murphy, E.I.T.  
Project Engineer

cc. Mr. Fred Fayo, Highway Superintendent  
Mr. Mark Edsall, P.E., Planning Board Engineer  
C & R Enterprises



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 90-31

DATE PLAN RECEIVED: 1-5-93

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved ✓.

If disapproved, please list reason Need to know  
size, type and height of retaining wall construction.  
Details on plan - If possible grading will eliminate  
the need for the retaining walls, this must be done

[Signature]  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



SEP 21 1992

90-31

Rev. 6

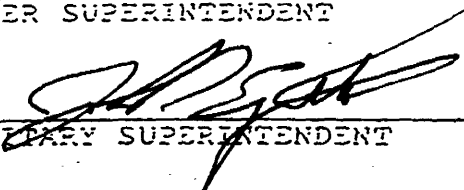
BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
C+R ENTERPRISES has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

10-26-92

DATE

✓  
CC: H.E.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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Milford, Pennsylvania 18337  
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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 90-31

WORK SESSION DATE: 15 Dec '92 APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: C#12

PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: Jerry Z Mili M

MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Revise to Sub 5: 4/1 change ref for #
- will need Stp to OK retaining walls
- try to keep wells on T/Row
- WJH → check on Riley Rd water
- next avail agenda
- after revised plans

9-23-92

90-31

SEP 21 1992

Rev. 6

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

subdivision \_\_\_\_\_ as submitted by

Zimmerman Eng - for the building or subdivision of  
C & S Enterprises has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

There is no town water in this  
area -

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

CC: H.E.

**INTER OFFICE CORRESPONDENCE**

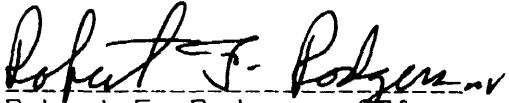
**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 13 October 1992  
**SUBJECT:** C & R Enterprises Inc.

**PLANNING BOARD REFERENCE NUMBER:** PB-90-31  
**DATED:** 21 September 1992

**FIRE PREVENTION REFERENCE NUMBER:** FPS-92-056

A review of the above referenced subject subdivision plan was conducted on 13 October 1992.

**PLANS DATED:** 4 September 1992.

  
Robert F. Rodgers; CCA  
Fire Inspector

RFR:mr  
Att.

CC:M.E.

## TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO Francis Roth 389 Morris Hill Rd DR.

New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
9/23/92	Planning Board Meeting	✓	75 00	
	Misc - 2 - <del>Don</del>	✓	9 00	
	Walters - 1	✓	4 50	
2-27	NW. Golf Club - 8	✓	36 00	
2-32	Kelly - 9	✓	40 50	
2-35	Suburban - 4	✓	18 00	
2-31	C&R - 3	✓	13 50	
	Mt Airy - 2	✓	9 00	
90-14	Barngold - 16	✓	72 00	
		✓	277 50	

F. Roth  
9/30/92

RESULTS OF P.B. MEETING

DATE: September 23, 1992

PROJECT NAME: C+R Enterprises

PROJECT NUMBER 90-31

LEAD AGENCY: \_\_\_\_\_

NEGATIVE DEC: \_\_\_\_\_

PUBLIC HEARING: \_\_\_\_\_

DISCUSSION:

Show 25' on map - send letter to Town  
Attorney  
State on the map that the remaining land is not  
for development at this time

SEND TO ORANGE CO. PLANNING: \_\_\_\_\_

DISAPPROVED AND REFERRED TO Z.B.A.: YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO \_\_\_\_\_

APPROVED Sketch Plan APPROVED CONDITIONALLY \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: \_\_\_\_\_

9/23/92 Sketch Plan Approval granted



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
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- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

18 September 1992

**MEMORANDUM**

**TO: James Petro, Planning Board Chairman**

**FROM: Mark J. Edsall, P.E., Planning Board Engineer**

**SUBJECT: C & R ENTERPRISES SUBDIVISION**  
**NEW WINDSOR PLANNING BOARD NUMBER 90-31**

This memorandum shall confirm that on 17 September 1992 the undersigned, Highway Superintendent Fayó and the Applicant's Engineer Jerry Zimmerman met to review the status of the subject project and the latest concept configuration of the subdivision. At that time, Skip Fayó confirmed that the latest configuration with a single roadway, all of same being a Town road, was acceptable. Further, the re-located curb cut onto Riley Road is acceptable to him.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:9-18-3E.mk

RESULTS OF P.B. MEETING

DATE: September 9, 1992

PROJECT NAME: C. R. Enterprises

PROJECT NUMBER 90-31

LEAD AGENCY: \_\_\_\_\_

NEGATIVE DEC: \_\_\_\_\_

PUBLIC HEARING: \_\_\_\_\_

Site Visit: 9-16-92  
6:00 p.m.

DISCUSSION:

Submitted a revised plan with the approval of M.E. due to the  
road layout

SEND TO ORANGE CO. PLANNING: \_\_\_\_\_

DISAPPROVED AND REFERRED TO Z.B.A.: YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO \_\_\_\_\_

APPROVED \_\_\_\_\_ APPROVED CONDITIONALLY \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: \_\_\_\_\_



Date 9/17/92, 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 389 Moore Hill Rd DR.  
New Windsor Ny 12553

DATE			CLAIMED	ALLOWED
9/9/92		Planning Board Meeting	75 00	
		Misc 1	✓ 4 50	
9-30	✓	Stewart's - 9	✓ 40 50	
9-31	✓	CTH - 7	✓ 31 50	
1-22	✓	Blooming Grove Operating - 8	✓ 36 00	
2-33	✓	Babcock - 8	✓ 36 00	
3-34	✓	Anthony's - 4	✓ 18 00	
			<u>1241 50</u>	

90 - 31

SEP 17 1992

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~HAZARDOUS~~, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

Zimmerman Eng. for the building or subdivision of  
C+R Enterprises has been

reviewed by me and is approved ☒ \_\_\_\_\_

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

As per meeting with Skip, Mike B, Mark E.  
+ Mr. Zimmerman - Skip has no objection to the  
road coming out on Riley Road @  
Need 25' from center line along Moores Hill + Riley Road  
to widen the road.

Fred L. [Signature]  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

9/17/92  
DATE



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

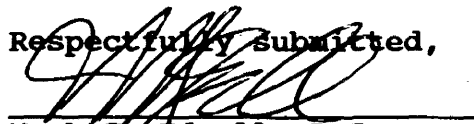
**PROJECT NAME:** C & R ENTERPRISES SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD AND RILEY ROAD  
**PROJECT NUMBER:** 90-31  
**DATE:** 9 SEPTEMBER 1992  
**DESCRIPTION:** THE APPLICANT HAS SUBMITTED A PLAN FOR THE MAJOR SUBDIVISION OF A 9.5 +/- ACRE PARCEL INTO NINE (9) SINGLE-FAMILY RESIDENTIAL LOTS.

1. At this time, it is my understanding that the Applicant is before the Board for a sketch/concept review of the application, and for discussion.

Based on my recent discussions with the Town Highway Superintendent, it is now my understanding that a single roadway will be constructed, with the entire roadway being a Town road. This arrangement is in lieu of the previous submittal which included a Town road, with a private road extension from the Town cul-de-sac (the former arrangement was not acceptable to the Highway Superintendent).

2. The Planning Board should review this latest concept of the subdivision and consider a concept approval for same, if the configuration meets their requirements.
3. If the Board accepts the latest version in concept, I recommend that the Applicant proceed with preparation of preliminary plans for submittal and review, at which time consideration can be given for the scheduling of a Public Hearing.
4. It is my recommendation that the Planning Board request a Full Environmental Assessment Form for this major subdivision. With this Full EAF, and additional copies of the sketch subdivision plan, I recommend that the Board authorize the undersigned to circulate a Lead Agency Coordination Letter to begin the SEQRA process.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk  
A:C&R3.mk

**ZIMMERMAN**  
**ENGINEERING & SURVEYING, P.C.**

---

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

August 12, 1992

Town of New Windsor  
Highway Department  
555 Union Avenue  
New Windsor, NY 12550

Attn.: Mr. Fred Fayo, Highway Superintendent

Re: Subdivision for C & R Enterprises  
Riley Road & Moores Hill Road  
Town of New Windsor  
Orange County, New York

Dear Mr. Fayo:

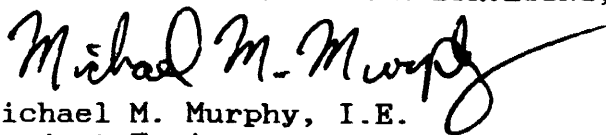
At the request of the Town of New Windsor Planning Board Engineer, Mr. Mark Edsall, P.E., we are sending you the enclosed Sketch Plan for the above noted project.

Please note that the roadway layout has been revised as per your earlier comments. The only new access point to the existing town roads will be located on Riley Road where we can maximize the sight distance.

If you would, please review this plan as it relates to your department's requirements and report your findings to the Town of New Windsor, Planning Board.

Your cooperation and assistance in reviewing this plan is greatly appreciated.

Sincerely  
ZIMMERMAN ENGINEERING & SURVEYING, P.C.

  
Michael M. Murphy, I.E.  
Project Engineer

Encl.

cc: Town of New Windsor, Planning Board  
Applicant  
File



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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400 Broad Street  
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TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: C & R ENTERPRISES SUBDIVISION  
PROJECT LOCATION: MOORES HILL ROAD AND RILEY ROAD  
PROJECT NUMBER: 90-31  
DATE: 27 MAY 1992  
DESCRIPTION: THE APPLICANT HAS SUBMITTED A PLAN FOR THE MAJOR SUBDIVISION OF A 9.5 +/- ACRE PARCEL INTO NINE (9) SINGLE-FAMILY RESIDENTIAL LOTS. THIS PLAN IS A REVISED CONCEPT PLAN, PREPARED PURSUANT TO THE REVIEW AND RECOMMENDATIONS OF THE TOWN HIGHWAY SUPERINTENDENT. THIS REVISED LAYOUT WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The minimum bulk requirements indicated appear correct for the R-3 Zoning District. The lots as configured appear to comply with these minimum bulk requirements; however, the following should be verified on the preliminary plan:
  - a. Lot width for Lot 1, at front yard setback.
  - b. Net areas of lots effected by sewer and private road easements/right-of-ways.
2. The Board should be aware that further review is being given to the area along the proposed Town road off Riley Road, along the lands of N/F Palmerone. Following further review by the Applicant, ownership of this area can be further defined.
3. The Board should review this revised plan in concept and consider a sketch plan approval, if appropriate. If so approved, the Applicant could proceed with the preparation of preliminary subdivision plans.
4. The Board should require that the Applicant or their authorized representative waive the deadline for Board action, regarding this application.

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: C & R ENTERPRISES SUBDIVISION  
PROJECT LOCATION: MOORES HILL ROAD AND RILEY ROAD  
PROJECT NUMBER: 90-31  
DATE: 27 MAY 1992

5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
6. Submittal of this revised plan/application to the Orange County Planning Department will be required. In addition, NYSDEC approval will be required for the sewer extension.
7. The Planning Board should consider scheduling the necessary Public Hearing for this Major Subdivision, as required under Paragraph 4 of the Subdivision Regulations (subject to the submittal of complete preliminary plans).
8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Bosall, P.E.  
Planning Board Engineer

MJEmk

A:C&R2.mk

6/23/92

19

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 389 Moores Hill DR.  
New Windsor NY 12553

DATE			CLAIMED	ALLOWED
5/27/92	Planning Board Meeting		75 00	
	Misc. - 2			
2-3	DeDominicus - 7 pgs	31.50		
2-21	A.H.F.S. - 3	13.50		
10-31	C4R - 6	27.00		
12-24	N.W. Fire House - 14	63.00		
	Quality Homes - 2	9.00		
2-25	Mt. St. Joseph - 4	18.00		
	Stewart's - 3	13.50		
			184 50	
			259 50	

(Sketch Plan #8)  
July 29, 1992

90-31

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, **HIGHWAY**, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
subdivision C+R Enterprise Inc. (Riley Rd) submitted by  
Zimmerman Eng for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved ✓

If disapproved, please list reason Lisa Lane Caldwell  
is not needed. Have driveway from Lot 8 and come  
out to roadway.

Fred S. Saylor  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

8/21/92  
DATE



**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 26 August 1992

**SUBJECT:** C & R Enterprises, Inc.

**PLANNING BOARD REFERENCE NUMBER:** PB-90-31

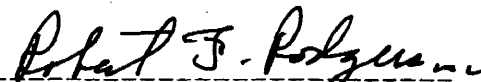
**DATED:** 21 August 1992

**FIRE PREVENTION REFERENCE NUMBER:** FPS-92-049

A review of the above referenced subject subdivision plan was conducted on 25 August 1992.

This subdivision plan is acceptable.

**PLANS DATED:** 29 July 1992; Revision #8.

  
Robert F. Rodgers; CCA  
Fire Inspector

RFR:mr  
Att.

807-92

90-31

AUG 21 1992

Rev. 5

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

subdivision \_\_\_\_\_ as submitted by

Zimmerman Eng. for the building or subdivision of  
C & R Enterprises has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area as  
yet.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve V. J.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

MAY 19 1992

90-31

Rev. 4

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~HIGHWAY~~, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
subdivision C.R. Enterprises Inc as submitted by  
Ymmenac for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason as far as the road  
entrance comes out on Riely Rd  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Lord Sayde  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

6/15/92  
DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 90-31  
WORK SESSION DATE: 4 AUG '92 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: New Plans  
PROJECT NAME: C&R Ent  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: Mike M.  
MUNIC REPS PRESENT: BLDG INSP. Mike  
FIRE INSP. Bob  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Realigned entry road (Victoria Center also owned)
- Change comm'l to Tax # not lot 11
- wet areas; lot 1 width - (check lot 8)

after new plans [Next agenda for new concept app'l]  
- Get Plan to SKIP - letter w/cc to P/B



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
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**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B #       

WORK SESSION DATE: 19 May 1992 APPLICANT RESUB.  
REQUIRED:       

REAPPEARANCE AT W/S REQUESTED:       

PROJECT NAME: C & R

PROJECT STATUS: NEW        OLD       

REPRESENTATIVE PRESENT: Gerry 2 & Mike Murphy

MUNIC REPS PRESENT: BLDG INSP. out in field  
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Revised per skip recommendations
- Restrict

next agenda  
for sketch  
review

4MJJE91 pbwsform

90 - 31

AUG 21 1992

Rev. 5

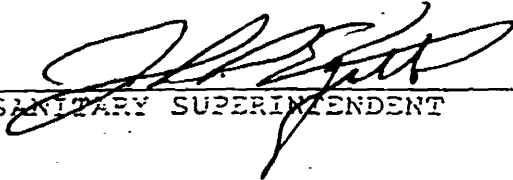
BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
subdivision \_\_\_\_\_ ✓ \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
C & R ENT. \_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_ ✓ \_\_\_\_\_  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

8-24-92

\_\_\_\_\_  
DATE

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 27 May 1992

**SUBJECT:** C & R Enterprises, Inc.

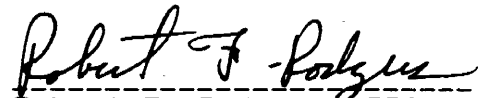
**PLANNING BOARD REFERENCE NUMBER:** PB-90-31

**DATED:** 19 May 1992

**FIRE PREVENTION REFERENCE NUMBER:** FPS-92-032

A review of the above referenced subject subdivision was conducted on 21 May 1992.

This subdivision plan is acceptable.

  
Robert F. Rodgers, CCA  
Fire Inspector

RFR:mr  
Att.

5-22-92

MAY 19 1992

90-31  
Rev. 4

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Zimmerman Eng. for the building or subdivision of  
Carl Enterprises has been  
reviewed by me and is approved ☒  
~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~

There is no town water in this area

HIGHWAY SUPERINTENDENT

Hene D. D.  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE



DATE			CLAIMED	ALLOWED
2/12/92	Morning Board Meeting		75	00
	Miscellaneous - 3 pgs		10	50
	Nugent - 1 pg		4	50
	CR - 9 pgs 90-31		40	50
	Jagger - 4 pgs 92-5		18	00
	Walter's - 1 pgs 92-6		31	50
	Trisam - 4 pgs 89-47		18	00
	Pena - 1 pg 92-4		4	50
	Washington Green - 3 pgs		13	50
	Hilltop - 5 pgs		22	50
		3/3/92	241	50

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
FROM: TOWN FIRE INSPECTOR  
DATE: 11 FEBRUARY 1992  
SUBJECT: C & R ENTERPRISES, INC., SUBDIVISION

PLANNING BOARD REFERENCE NUMBER: PB-90-031

DATED: 22 JANUARY 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-007

A REVIEW OF THE ABOVE REFERENCED SUBJECT SUBDIVISION PLAN WAS  
CONDUCTED ON 11 FEBRUARY 1992.

THIS SUBDIVISION PLAN IS ACCEPTABLE.

PLAN DATED: 17 JANUARY 1992

  
ROBERT F. RODGERS; CCA

✓  
CC: H.E.

1-30-92

JAN 22 1992

90-31

Rev. 3

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSPECTION  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
subdivision \_\_\_\_\_ as submitted by  
Zimmerman Eng. for the building or subdivision of  
Carl Enterprises has been  
reviewed by me and is approved ☒  
~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Stan D. De  
\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
CC: M.E.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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Millford, Pennsylvania 18337  
(717) 296-2765

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor

P/B # 90-31

WORK SESSION DATE: 18 June '91

APPLICANT RESUB.  
REQUIRED: New Plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: C & R

PROJECT STATUS: NEW \_\_\_\_\_ OLD X

REPRESENTATIVE PRESENT: Mike Mungle

MUNIC REPS PRESENT: BLDG INSP. C & G  
FIRE INSP. Rob  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

last mtg 3/27    1 2 3 4    5 6 7    8, 9, 10 → pin

*Let Area width Frontage*    *Gravel*    *St of driveway*    *new plan*    *my track*

- have T/R owned by each. - revise fl - show Row line dashed

- advise re sewer moratorium.

check w/ T/B and T/Ady - re accept

sewer line thru property -

add add C/B @ bottom of short cul-de-sac

next <sup>avail</sup> agenda after plans

90 - 31

Revision 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~WATER~~, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
subdivision COR Interprisis as submitted by  
Zimmerman for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason would like to see

Contractor clear the 25' of right of way that is going  
to the town.

Fred L. L. L.  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

03/14/91  
DATE

✓  
CC: H.E.

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 11 March 1991

**SUBJECT:** C & R Enterprises Inc., Subdivision

**PLANNING BOARD REFERENCE NUMBER:** PB-90-31

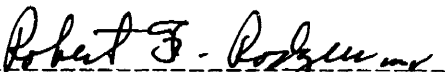
**DATED:** 6 March 1991

**FIRE PREVENTION REFERENCE NUMBER:** FPS-91-016

A review of the above referenced subject subdivision was conducted on 11 March 1991.

This subdivision plan is acceptable.

**PLANS DATED:** 5 March 1991

  
Robert F. Rodgers, CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC: M.E.

C & R ENTERPRISES

MR. SCHIEFER: The building department is being pressured on a site visit we promised C & R enterprises, Moores Hill Road. When are we going to do it? I was not here when this was reviewed, the issue seems to be roads.

MR. VAN LEEUWEN: There is some problems in that area.

MR. SCHIEFER: We have to give these people an answer. They want to know when we are going to visit the site.

MR. BABCOCK: Behind Victorian Center on Moores Hill Road on top of the hill. You have the other subdivision.

MR. MC CARVILLE: Put it on our site inspection.

MR. VAN LEEUWEN: We will inspect it anyway.

MR. SCHIEFER: Okay, anyone have any objection to putting this on our next site inspection, it shall be number three.

Being that there was no further business to come before the Board a motion was made to adjourn the meeting by Mr. VanLeeuwen seconded by Mr. McCarville and approved by the Board.

Respectfully submitted,



FRANCES SULLIVAN  
Stenographer

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, \_\_\_\_\_,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ✓ \_\_\_\_\_ as submitted by  
Zimmerman Eng. for the building or subdivision of  
C3R Enterprise Inc. has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Provide for MAIN line testing be Town of New Windsor.  
" Proper Permits for each building lot.  
" Tie-IN sheet for sewer connections

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lyman R. Masten Jr.  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

March 12, 1991  
\_\_\_\_\_  
DATE

✓  
CC: M.E.



3-8-91

MAR - 6 1991  
90-31

Revision 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., , SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
subdivision \_\_\_\_\_ as submitted by  
Zimmerman Eng. for the building or subdivision of  
S&R Enterprises Inc. has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_

~~If disapproved, please list reason~~

There is no town water in this area.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve J. Du  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
CC: M.E.

Orig  
JUN 20 1990

90 - 31

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~ HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ ✓ \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
C & R ENTERPRISES has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_ ✓ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

PROP SAN. SEWER LINE SIZE & TYPE TO  
BE INCLUDED.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

[Signature]  
SANITARY SUPERINTENDENT

9-4-90  
DATE

✓  
CC: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~HIGHWAY~~, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
subdivision C&R Enterprises as submitted by  
Zimmerman for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved ✓.

If disapproved, please list reason To many driveways  
coming onto Moares Hill Road, creating ~~traffic~~ problems a  
dangerous situation. The development road should make  
one complete loop. I don't see provisions for road drainage.

Fred Hayes  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

2/6/91  
DATE

90-31

JAN 23 1991

Rev 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY SUPERINTENDENT~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ✓ \_\_\_\_\_ as submitted by  
Zimmerman Eng. for the building or subdivision of  
C + R Enterprises, Inc. has been  
reviewed by me and is approved ✓ \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Provide for tie-in sheets for each building lateral.  
Inspection of main lines by Engineer for Town. (AIR test)  
Proper Sanitary Permits and inspection by the Town.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Liam D. Masten Jr.  
~~SANITARY SUPERINTENDENT~~

January 24, 1991  
DATE

✓  
CC: M.E.

90-31

JAN 23 1991

Rev 1

1-28-91

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

subdivision \_\_\_\_\_ as submitted by

Zimmerman Eng. & Subv. for the building or subdivision of  
C & R Enterprises Inc. has been

reviewed by me and is approved \_\_\_\_\_

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

There is no town water in this area as  
yet.

HIGHWAY SUPERINTENDENT

Steve D. D'10  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓  
CC: M.E.

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 28 January 1991

**SUBJECT:** C & R Enterprises, Inc.  
Subdivision Review

**PLANNING BOARD REFERENCE NUMBER:** PB-90-30  
**DATED:** 23 January 1991

**FIRE PREVENTION REFERENCE NUMBER:** FPS-91-006

A review of the above referenced subject subdivision plan was conducted on 28 January 1991.

This subdivision is acceptable.

**PLANS DATED:** 23 January 1991.

  
Robert F. Rodgers CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC:M.E.

ZIMMERMAN  
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

July 30, 1990

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, NY 12550

Attn.: Mr. Carl Scheifer, Planning Board Chairman

Re: SITE INSPECTION SCHEDULE  
Realty Subdivision for  
C & R Enterprises, Inc.  
14 proposed lots  
Moores Hill Road, New Windsor, New York

Dear Mr. Scheifer:

On June 27, 1990 we attended the planning board meeting with regard to the above referenced project. At this meeting the planning board indicated to us that a site inspection by the board members is required. The applicant requested that we may also be present at the site inspection.

We have tried by way of telephone calls several times over this past month to schedule this site inspection, but have been unable to do so. By way of this letter, we are requesting notification from the planning board as to when this site inspection will take place.

We thank you for your assistance in processing this matter and we are awaiting your reply.

Sincerely  
ZIMMERMAN ENGINEERING & SURVEYING, P.C.

*Michael M. Murphy*  
Michael M. Murphy, I.E.  
Project Engineer

cc. C & R Enterprises  
file

*Scheduled for Sept 5<sup>th</sup>*

8/2/90 @



MARY MCPHILLIPS  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

PETER GARRISON Commissioner  
VINCENT HARRISON Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor D P & D Reference No. NWT 34 90 M

County I.D. No. 32 / 2 / 29

Applicant C&R Enterprizes

Proposed Action: Site Plan

State, County, Inter-Municipal Basis for 239 Review Within 500' of NYS St. Variance

Comments: There are no significant inter-community or countywide considerations to bring to attention.

Related Reviews and Permits \_\_\_\_\_

County Action: Local Determination XX Disapproved \_\_\_\_\_ Approved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

11/19/90

Date

CC: H.E.

*Peter Garrison*  
Commissioner



Orig  
JUN 20 1990

90 - 31

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision C&R Enterprises as submitted by  
Gumman for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved ✓.

If disapproved, please list reason 1 - Site distance poor  
for road entrance on Mares Hill Rd. Provisions should be  
made to cut Mares Hill Rd. down for safe sight distance.  
Go away with cul de sacs, make road for loop.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

June 21, 1990  
DATE

✓  
CC: H.E.

Orig  
JUN 20 1960

90 - 31

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~ SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Zimmerman Eng for the building or subdivision of  
C.R. Enterprises has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

If ~~disapproved~~, please list reason \_\_\_\_\_

There is no town water in this area  
as yet

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

John J. Dio  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
CC: H.E.

90 - 31

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ☒  
Subdivision C & R Enterprises, Inc. as submitted by  
Zimmerman Eng. for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

- 1) main Sewer lines must be tested prior to connecting houses.
- 2) An As built showing location, depth, of house laterals  
must be submitted to Building Department.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lynn R. Martin  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

June 21, 1990  
\_\_\_\_\_  
DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 21 June 1990

SUBJECT: C & R Enterprises, Inc. Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-90-31

DATED: 20 June 1990

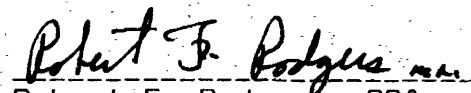
FIRE PREVENTION REFERENCE NUMBER: FPS-90-061

A review of the above referenced subject subdivision plan was conducted on 21 June 1990.

As discussed in the workshop secession, an additional hydrant will be needed at the intersection of Moores Hill Road for the street located nearest Riley Road.

Other than the above comment, I have no further objections to the project.

PLANS DATED: 16 April 1990

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC:M.E.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION *new*  
RECORD OF APPEARANCE

TOWN OF New Windsor P/B #         
WORK SESSION DATE: 19 June 1990 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Yes/Fall  
PROJECT NAME: C & R Enterprises Sub.  
PROJECT STATUS: NEW        OLD         
REPRESENTATIVE PRESENT: Zimmerman  
DeLuca Carveropoli  
Mike Murphy  
TOWN REPS PRESENT: BLDG INSP.         
FIRE INSP.         
ENGINEER         
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

\* Coord w/ Ramandi / re Morris Hill Estates  
Morris Hill Rd.

- extend survey district? Assess re taxes  
- need to get into WD #8  
- Possible Sketch Plan  
MTG - 6-27-90

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR C & R Enterprises, Inc.		2. PROJECT NAME Subdivision Prepared for C&R Enterprises, Inc.	
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>On the southerly side of Moores Hill Road approximately 300' south of Little Britain Road.</u>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>Proposed 14 lot subdivision of land on 9.5 acres located in R-3 (Surburban Residential) Zone District with municipal central water and sewers.</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>9.5</u> acres Ultimately <u>9.5</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>Sanitary Sewer Extension, N.Y.S. Department of Environmental Conservation</u> <u>Water Main Extension, Orange County Health Department</u>			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>C &amp; R Enterprises, Inc.</u>		Date: <u>5/10/90</u>	
Signature: <u><i>[Signature]</i></u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:</b> (Answers may be handwritten, if legible)
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<div style="text-align: center;">_____ Name of Lead Agency</div>	
<div style="text-align: center;">_____ Print or Type Name of Responsible Officer in Lead Agency</div>	<div style="text-align: center;">_____ Title of Responsible Officer</div>
<div style="text-align: center;">_____ Signature of Responsible Officer in Lead Agency</div>	<div style="text-align: center;">_____ Signature of Preparer (If different from responsible officer)</div>
<div style="text-align: center;">_____ Date</div>	

JUN 20 1990

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

C &amp; R Enterprises, Inc.

-----, deposes and says that he  
resides at P.O. Box 578, Central Valley, New York 10917  
(Owner's Address)

in the County of Orange

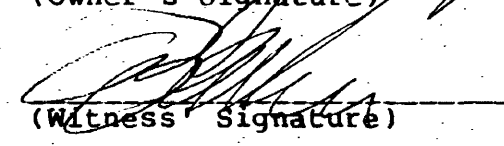
and State of New York

and that he is the owner in fee of Tax Lot: S32 - B2 - L25

-----  
which is the premises described in the foregoing application and  
that he has authorized Zimmerman Engineering & Surveying, P.C.  
to make the foregoing application as described therein.

Date: 5/17/90

  
(Owner's Signature)

  
(Witness Signature)



TOWN OF NEW WINDSOR PLANNING BOARDMINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1.   X   Environmental Assessment Statement
- \*2.   X   Proxy Statement
3.   X   Application Fees
4.   X   Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1.   X   Name and address of Applicant.
- \*2.   X   Name and address of Owner.
3.   X   Subdivision name and location.
4.   X   Tax Map Data (Section-Block-Lot).
5.   X   Location Map at a scale of 1" = 2,000 ft.
6.   X   Zoning table showing what is required in the particular zone and what applicant is proposing.
7.   X   Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8.   X   Date of plat preparation and/or plat revisions.
9.   X   Scale the plat is drawn to.
10.   X   North arrow.
11.   X   Surveyor's certification.
12.   X   Surveyor's seal and signature.

\* If applicable.

90 - 31

13.   X   Name of adjoining owners.
- \*14.   X   Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15.   X   Flood land boundaries.
16.   N/A   A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17.   X   Final metes and bounds.
18.   X   Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19.   X   Include existing or proposed easements.
20.   X   Right-of-Way widths.
21.   X   Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22.   X   Lot area (in square feet for each lot less than 2 acres).
23.   X   Number the lots including residual lot.
24.   X   Show any existing waterways.
- \*25.        A note stating a road maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26.        Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27.   X   Show any improvements, i.e., drainage systems, waterlines, sewerlines, etc.
28.   X   Show all existing houses, accessory structures, wells and septic systems within 200 ft. of the parcel to be subdivided.

\* If applicable.

29.   X   Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
30.   X   Indicate percentage and direction of grade.
31.   X   Indicate any reference to previous, i.e., file map date, file map number and previous lot number.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGEMENT:**

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Isaac

Licensed Professional

Date: 5/17/90

**C&R Enterprises**  
**2 Corporate Dr. Suite 201**  
**Central Valley, NY 109176**  
**Phone 914.928.9691**

---

5/10/99

Mr. Jim Petro  
Planning Board Chairman  
555 Union Ave.  
New Windsor, NY 12553

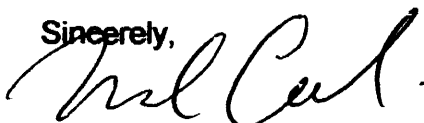
RE: C&R Enterprises - 10 lot Sub-division

Dear Mr. Petro:

Please be advised that Mr. George Green has the authority to act on our behalf at the upcoming planning board meeting.

If you have any questions please don't hesitate to call.

Sincerely,



Nick Cardaropoli

# ZIMMERMAN

## ENGINEERING & SURVEYING, P.C.

148 Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

June 5, 1998

Mr. James Petro, Chairman  
and Planning Board Members  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Re: Subdivision for C & R Enterprises, Inc.  
Moores Hill Road  
Town of New Windsor  
Our Job No. 90015

Dear Chairman Petro and Planning Board Members:

The above referenced subdivision was granted conditional final approval by the Planning Board on December 10, 1997. We are in the process of meeting the conditions as outlined by the Planning Board and request two 90 day extension of the conditional final approval.

Thank you for your consideration in this matter.

Very truly yours,

  
Gerald Zimmerman, P. E., L. S.

GZ:aw

enc

CC: Mr. Nick Cardaropoli

pb10101.wpd

6/10/98  
Granted 2 - 90-Day Extensions

TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY

DATE: 6-10-98

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/12/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/05/1998	WORK SHOP APPEARANCE	DISCUSSION
06/10/1998	P.B. - REQUEST FOR EXTENSION	GRANTED 2 90DAY EXT
12/10/1997	REQUEST FOR REAPPROVAL	APPROVED
01/08/1997	P.B. APPEARANCE	APPROVED COND. . NEED CHANGES TO SHEETS 2,3,4 - MARK'S COMMENTS . BOND ESTIMATE FOR PUBLIC ROAD
01/02/1997	WORK SESSION APPEARANCE	READY FOR MEETING
07/10/1996	REQ. FOR 6 MO EXTEN. PRELIM	GRANTED 6 MO 7-10-96
12/13/1995	REQUEST FOR 6 MO. EXT	GRANTED
12/06/1995	WORK SESSION APPEARANCE	RETURN TO W.S.
01/12/1995	REQUEST BY CORRESPONDENCE	ND:6 MON. EXTENSION
01/12/1994	REQUEST FOR 6 MO. EXTENSION	GRANTED 1-12-94
07/21/1993	P.B. APPEARANCE	PRELIMINARY APPROVAL . REVISE PLAN - 7/21/93 RECEIVED PRELIMINARY APPROVAL
06/23/1993	P.B. APPEARANCE (P.H. CONT)	CLOSED PUB. HEARING . SEND LETTER TO TOWN BOARD RE: CONCERNS VOICED AT PUB. HEAR.
06/09/1993	P.B. APPEARANCE (PUBLIC HEAR	ADJOURNED-TILL 6/23 . TO BE CONTINUED 6/23 DUE TO MISPRINT IN SENTINEL
06/09/1993	P.B. APPEARANCE (CON'T)	LEAD AGENCY
04/28/1993	P.B. APPEARANCE	SCHEDULE P.H.
01/13/1993	P.B. APPEARANCE	TO RETURN
12/15/1992	WORK SESSION APPEARANCE	REVISE
09/23/1992	P.B. APPEARANCE	SKETCH PLAN APPROVAL . SHOW 25' R.O.W. ON MAP:SHOW ON MAP REMAINING NOT FOR DEVELOP

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/12/1999

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 90-31

NAME: C & R ENTERPRISES

APPLICANT: C & R ENTERPRISES

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/09/1992	P.B. APPEARANCE	SITE VISIT 9/16/92
	. A REVISED PLAN WAS SUBMITTED DUE TO MEETING RE: ROAD LAYOUT	
08/04/1992	WORK SESSION APPEARANCE	NEW PLANS:NEXT AGEND
05/27/1992	P.B. APPEARANCE	SKETCH PLAN APPROVE
05/27/1992	P.B. APPEARANCE CON'T	SET FOR PUB. HEAR.
02/12/1992	P.B. APPEARANCE	TO RETURN
06/18/1991	WORK SESSION APPEARANCE	SUBMIT NEW PLANS
03/27/1991	P.B. APPEARANCE	RETURN TO WORK SHOP
02/13/1991	P.B. APPEARANCE	REVISE & RETURN
06/27/1990	P.B. APPEARANCE	SITE VISIT-RETURN
06/19/1990	WORK SESSION APPEARANCE	SUBMIT & OPEN FILE

LETTER OF CREDIT - RESPONSE VERIFICATIONS

LETTER OF CREDIT # 1804

MATURITY: 5/30/01

CUSTOMER Sandcastle Homes Inc.

SUBDIVISION/PROJECT C & R Enterprises Sub.

AUTO-RENEW: YES ☒ NO ☐

REMAIN OPEN: YES ☒ NO ☐

CANCEL: YES ☐ NO ☒

IF RESPONSE TO CANCEL IS YES, ORIGINAL LETTER OF CREDIT SHOULD  
BE RETURNED TO UNION STATE BANK, 100 DUTCH HILL ROAD,  
ORANGEBURG, N.Y. 10962

REDUCTION IN AMOUNT:

YES ☐ NEW AMOUNT ☐

NO ☒

BENEFICIARY ACKNOWLEDGMENT: Town of New Windsor - Myra Moser  
SIGNATURE P.B. Secretary

UPON COMPLETION THIS FORM CAN BE RETURNED IN ENCLOSED ENVELOPE.  
OR FAX TO 845-398-5767, ATTN: KATHY PAGLIARO





# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4611  
Fax: (845) 563-4693

*OFFICE OF THE TOWN CLERK*  
DEBORAH GREEN

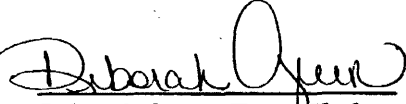
July 6, 2001

Sandcastle Homes of New York, Inc.  
Route 32  
Oak Clove Mall  
Central Valley, NY 10917  
Attention: Nick Cardaropoli, Jr.

Dear Mr. Cardaropoli:

Attached is a certified copy of a resolution approved by the Town of New Windsor Town Board on July 3, 2001, reducing the Public Improvement Bond for C & R. Enterprises to \$68,625.00.

Very truly yours,

  
Deborah Green, Town Clerk  
Town of New Windsor

Dg

Cc: Myra Mason, Planning Department



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4611  
Fax: (845) 563-4693

*OFFICE OF THE TOWN CLERK*  
DEBORAH GREEN

## CLERK'S CERTIFICATE

I, **DEBORAH GREEN**, Town Clerk of the Town of New Windsor in the County of Orange, State of New York, **HEREBY CERTIFY** that the below extract of the minutes has been compared by me with the minutes of the Town Board of the Town of New Windsor in the County of Orange, State of New York, held on the 3<sup>rd</sup> day of July, 2001, and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate seal of said Town, this 6<sup>th</sup> day of July, 2001.

TOWN SEAL

  
**DEBORAH GREEN, TOWN CLERK**  
**TOWN OF NEW WINDSOR**

Motion by Councilwoman Mullarkey, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor authorize the reduction in the Public Improvement Bond for C & R Enterprises Subdivision (Victoria Hills) to \$68,625.00. As per the recommendation of McGoe, Hauser & Edsall Consulting Engineers, P.C. under the date of June 26, 2001.

ROLL CALL: ALL AYES

MOTION CARRIED: 5-0

**STEVEN P. DRABICK, P.L.S., P.C.**  
P O BOX 539  
CORNWALL, NY 12518

Professional Land Surveyor

845-534-2208

October 16, 2002

To Whom It May Concern:

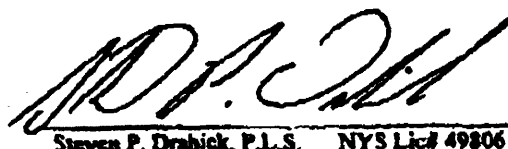
On October 4, 2002, with documentation provided by Mark Edsall of McGoey, Hauser & Edsall, Engineers for the Town of New Windsor, I performed a field survey of a portion of the road to be dedicated known as Lisa Lane, and a portion of the perimeter boundary of the site of the subdivision as shown on a map entitled, "Lot Line Change and Subdivision Plat for Subdivision of Lands for C & R Enterprises" filed in the Orange County Clerk's Office as Map # 209-00.

The documents provided were copies of the as-built map for Lisa Lane and a copy of the above-mentioned subdivision plat. Survey field measurements were taken using a Trimble 5600-DR Total Station Robotic Instrument and associated prism pole with attached TDS Ranger Collector operated by myself as a single crew member.

Survey findings indicate that the physical location of the road including the bounds of the right of way field indicated by demarcation of copper weld monuments set at designated points on the bounds of the right of way as shown on the as-built map, the physical location of the perimeter boundary, primarily visible as a stonewall, and the physical location of the lot corners field indicated by demarcation of iron rods are consistent with the spatial data shown on the subdivision plat within reasonable tolerances of interpretation for boundary line determination.

Notwithstanding, the location of Lisa Lane at the intersection with Riley Road and specifically the distance shown on the subdivision plat from said right of way bounds along the Riley Road portion of Lot 10 southerly to the perimeter of the subdivision is subject to a dispute between the adjoining property owner and the owner of Lot 10 with regard to the interpretation of correct boundary line determination of that portion of the perimeter boundary between them. The ultimate reconciled location of the disputed line may, in fact, revise that distance shown on the subdivision map, but will not alter the location of the road as currently monumented in the field.

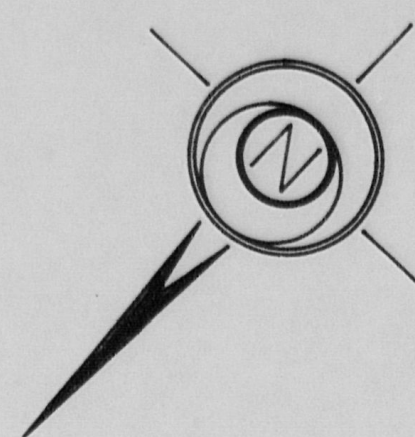
Consideration of the findings stated herein should benefit your decision regarding acceptance of the dedication of Lisa Lane.



Steven P. Drabick, P.L.S. NYS Lic# 49806



-50 0 50 100 150



ROAD

RILEY ROAD R.O.W.  
DEDICATION  
AREA = 2,881.97 SF

10

A = 36,250 S.F.

NOTE: HATCHED AREA  
TO BE CONVEYED FROM  
S. 32, B. 2, L. 29 TO  
S. 32, B. 2, L. 25

A = 2.5 ACRES  
NOT A RESIDENTIAL  
BUILDING LOT  
REMAINING LANDS OF S. 32, B. 2, L. 29

1

A = 39,000 S.F.

2

A = 33,250 S.F.

3

A = 33,000 S.F.

7

A = 34,500 S.F.

4

A = 40,000 S.F.

6

A = 34,450 S.F.

5

A = 35,300 S.F.

8

A = 45,000 S.F.

9

A = 35,500 S.F.

LISA

LANE

HILL

MOORES HILL ROAD  
R.O.W. DEDICATION AREA = 16,486.20 SF

ROAD

BRITAIN

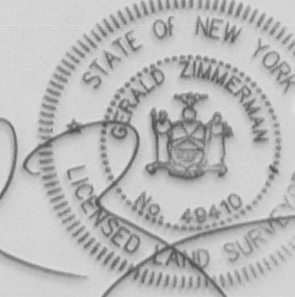
OLD LITTLE  
TO  
N.Y.S. ROUTE 207

ROAD

TOWN APPROVAL BOX

Gerald  
GERALD ZIMMERMAN

P.L.S. LIC. NO. 49410



REVISIONS:

▲ APRIL 1, 1992  
▲ OCTOBER 16, 1992  
▲ FEB. 16, 1993  
▲ APRIL 1, 1993 (DRAINAGE EASE LOT 5(4))

SHEET NO. 1 OF 4

SCALE: 1" = 50'

DATE: JANUARY 17, 1992

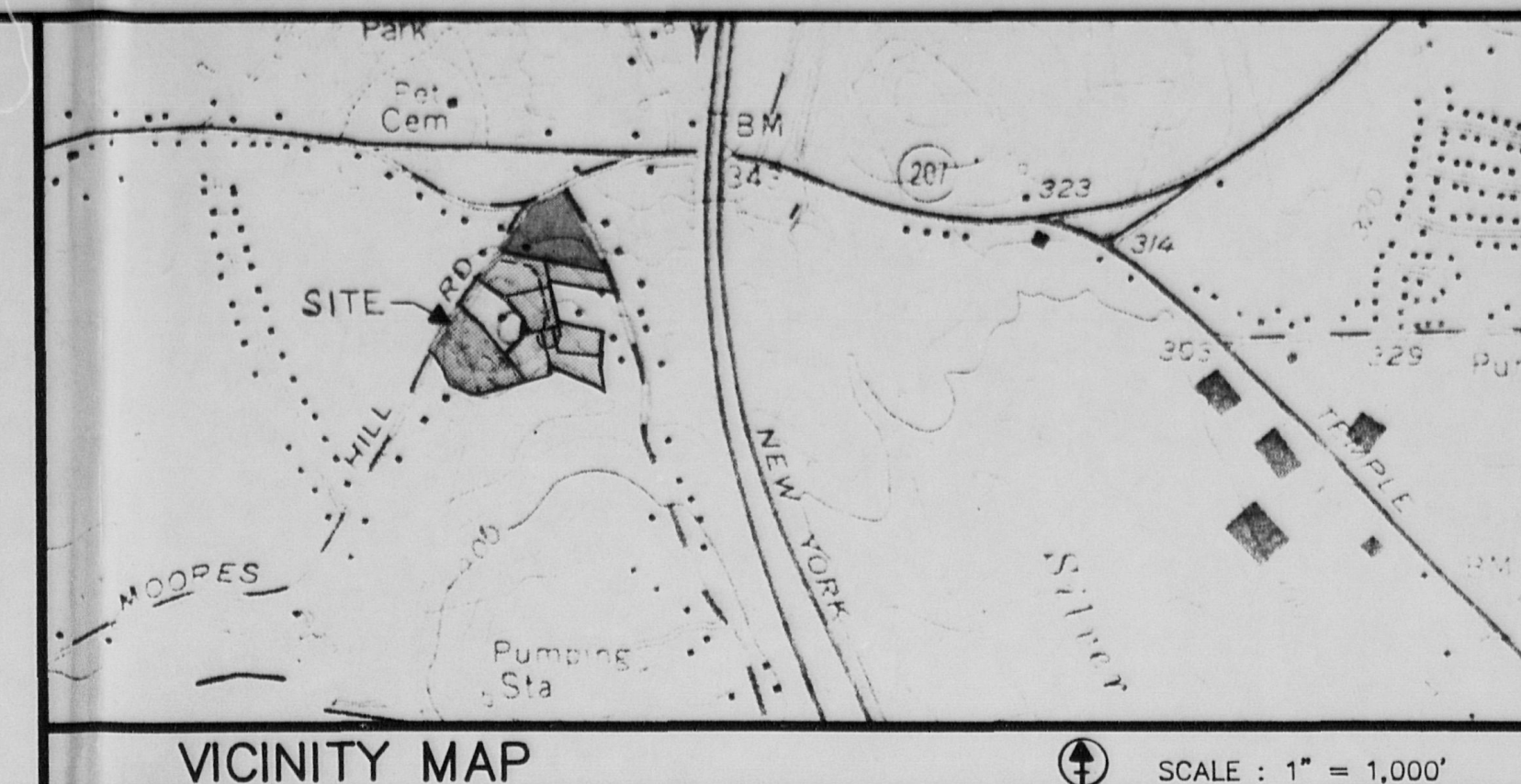
JOB NO. 90-15 DRAWN BY: M.M.M.

ZIMMERMAN ENGINEERING & SURVEYING, P.C.  
ROUTE 17M  
HARRIMAN, NEW YORK 10926  
PHONE: (914) 782-7976

PRELIMINARY PLAN

LOT LINE CHANGE & SUBDIVISION PLAT  
FOR SUBDIVISION OF LANDS FOR  
C & R ENTERPRISES, INC.

TOWN OF NEW WINDSOR  
ORANGE COUNTY NEW YORK



### ZONING DATA TABLE

DISTRICT	R-3 SUBURBAN RESIDENTIAL
USE:	COLUMN A LINE 9 (ONE FAMILY DWELLINGS WITH CENTRAL SEWER)
MINIMUM LOT AREA:	32,670 S.F.
MINIMUM LOT WIDTH	100 FT.
MINIMUM FRONT YARD	35 FT.
MINIMUM SIDE YARD	15 FT./ 30 FT. (ONE/BOTH)
MINIMUM REAR YARD	40 FT.
MINIMUM ROAD FRONTAGE	60 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MIN. LIVABLE FLOOR AREA	1,000 S.F.
MAXIMUM DEVELOPMENT COVERAGE	15 %

### TAX MAP REFERENCE

SECTION	32	32
BLOCK	2	2
LOT	25	29

### DEED OF RECORD

LIBER	2131
PAGE	1066 THRU 1069
DATE	MAY 21, 1979

### RECORD SUBDIVIDER

C & R ENTERPRISES, INC.  
PO BOX 578  
CENTRAL VALLEY, NEW YORK 10917

### RECORD OWNER

PHILIP & GUIONAR RAJANI  
3333 MICHELSON AVENUE  
IRVINE, CALIFORNIA 92730

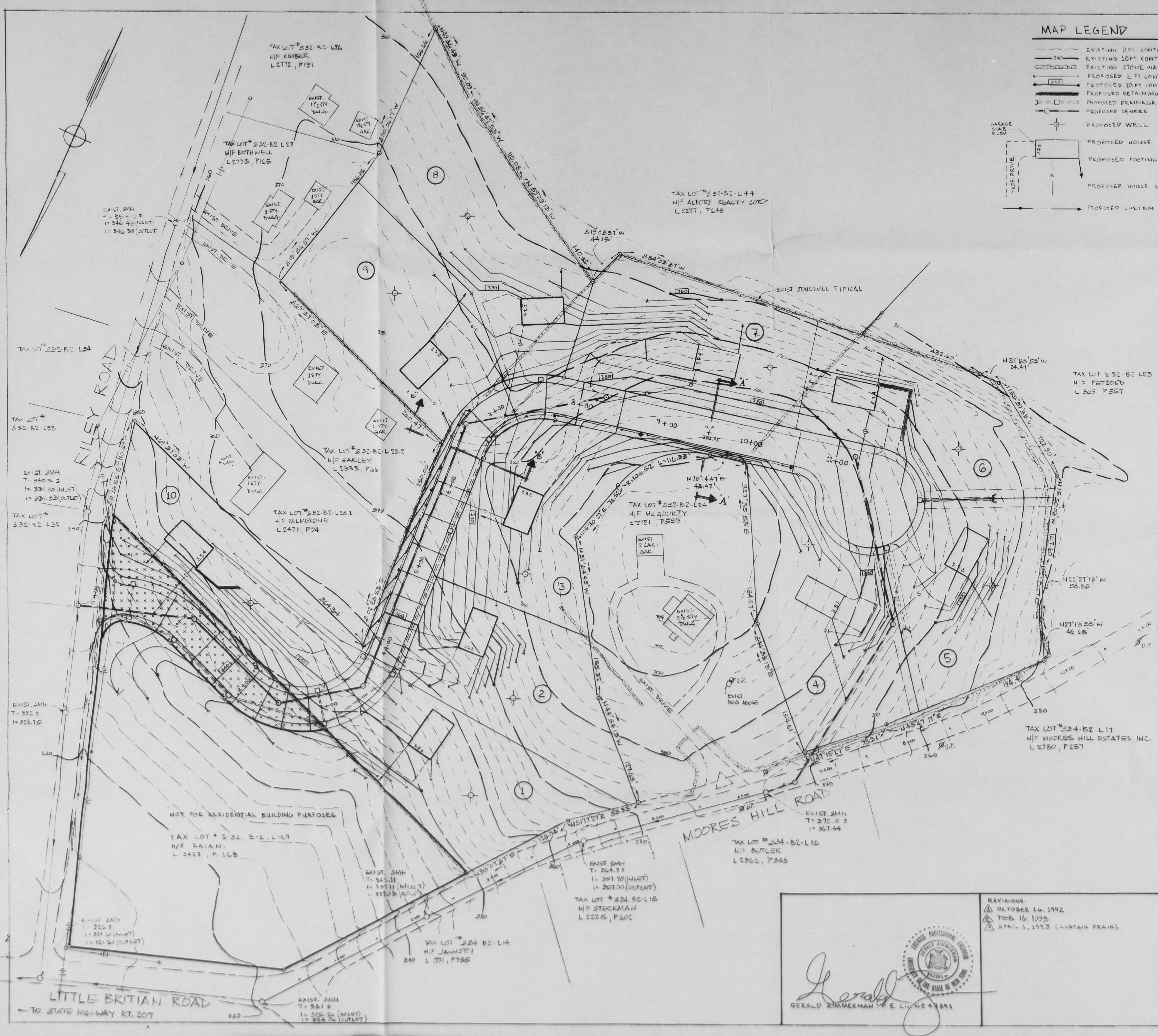
### TOTAL TRACT AREA

S. 32, B. 2, L. 25	AREA = 9.50 ± AC.
S. 32, B. 2, L. 29	AREA = 3.53 ± AC.
TOTAL = 13.03 ± AC.	

### NOTES

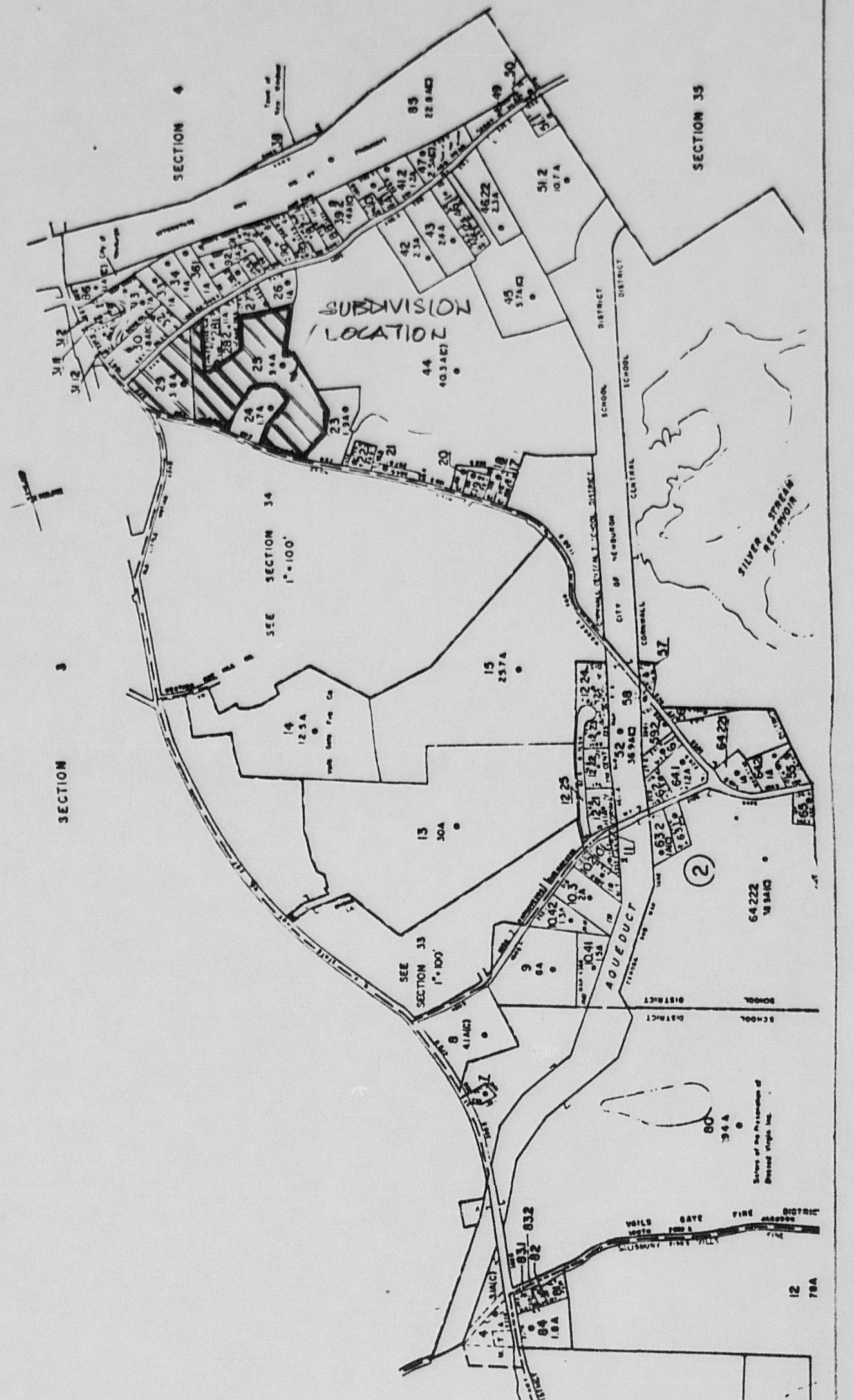
1. LOTS IN THIS SUBDIVISION SHALL RECEIVE WATER SERVICE THROUGH INDIVIDUAL WELLS.
2. LOTS IN THIS SUBDIVISION SHALL HAVE CENTRAL SANITARY SEWER SERVICE.
3. NO LOT IN THIS SUBDIVISION SHALL HAVE DIRECT DRIVEWAY ACCESS ON TO MOORE'S HILL ROAD.





MAP LEGEND

- EXISTING 2 FT. CONTOURS
- EXISTING 10 FT. CONTOURS
- EXISTING STONE WALLS
- PROPOSED 2 FT. CONTOURS
- PROPOSED 10 FT. CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED DRAINAGE
- PROPOSED SEWERS
- PROPOSED WELL
- PROPOSED HOUSE
- PROPOSED FOOTING/CEGAR DRAIN
- PROPOSED HOUSE SEWER LATERAL
- PROPOSED CURTAIN DRAIN W/ CLEAN OUT



VICINITY MAP: SCALE 1"=800'

ZONING DATA (TOWN OF NEW WINDSOR)

R-3 SUBURBAN RESIDENTIAL  
USE - COL A LINE 1 (1 FAMILY - WITH CENTRAL SEWER)

MIN. LOT AREA	32,670 S.F.
" " " WIDTH	100 FT.
REQ'D FRONT YARD	25 FT.
" SIDE YARD/TOTAL REAR SY.	15/30 FT.
" REAR YARD	40 FT.
" STREET FRONTAGE	60 FT.
MIN. BUILDING HEIGHT	25 FT.
FLOOR AREA RATIO	N/A
MIN. LIVABLE FL. AREA	1,000 S.F.
DEV. COVERAGE	15%

TAX MAP REFERENCE & TRACT AREAS

SECT. 32, BLK. 2, LOT 25	9.503 AC.
SECT. 32, BLK. 2, LOT 29	3.531 AC.
TOTAL	13.034 AC.

DEED

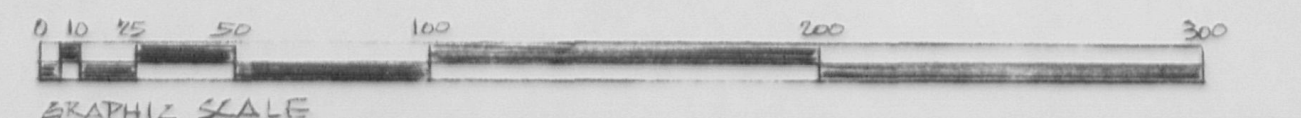
LIBER: 3427  
PAGE: 168 (BOTH PARCELS)

RECORD OWNER

PHILIP & GUOMAR RAIANI  
3333 MICHELSON AVENUE  
IRVINE, CALIFORNIA

APPLICANT

C&R ENTERPRISES  
P.O. BOX 578  
CENTRAL VALLEY, N.Y.



PRELIMINARY PLAN

SHEET NO 2 OF 4	SUBDIVISION & LOT LINE CHANGE FOR C&R ENTERPRISES INC.
SCALE: 1"=50' AS NOTED	
DATE: OCTOBER 16, 1992	TOWN OF NEW WINDSOR
JOB NO 90-15	ORANGE COUNTY, NEW YORK
ZIMMERMAN ENGINEERING & SURVEYING, P.C.	
ROUTE 17M	
HARRIMAN, NEW YORK 10926 PHONE (914) 782-7976	

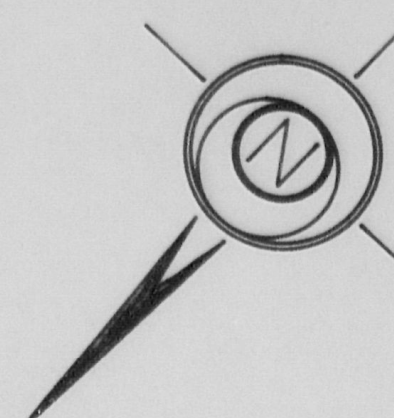
REVISIONS:

- ▲ OCTOBER 16, 1992
- ▲ FEB 16, 1993
- ▲ APRIL 2, 1993 (CURTAIN DRAIN)

*Gerald Zimmerman*  
GERALD ZIMMERMAN P.E. L.S. NO 47394



-50 0 50 100 150



ROAD

RILEY ROAD R.O.W.  
DEDICATION  
AREA = 2,881.97 SF

S20°07'58"E  
30.40'  
S68°51'17"E  
29.63'

R=25.00'  
L=39.27'  
Δ=90°00'00"

R=25.00'  
L=39.27'  
Δ=90°00'00"

R=25.00'  
L=39.27'  
Δ=90°00'00"

NOTE: HATCHED AREA  
TO BE CONVEYED FROM  
S.32, B.2, L.29 TO  
S.32, B.2, L.25  
(A=11,815 S.F. ±)

A=2.47 ACRES

NOT A RESIDENTIAL  
BUILDING LOT  
REMAINING LANDS OF S.32, B.2, L.29

NT1°45'37"E  
244.43'

NT1°45'37"E  
244.43'

NT1°45'37"E  
244.43'

NT1°45'37"E  
244.43'

NT1°45'37"E  
244.43'

NT1°45'37"E  
244.43'

NT1°45'37"E  
244.43'

ROAD

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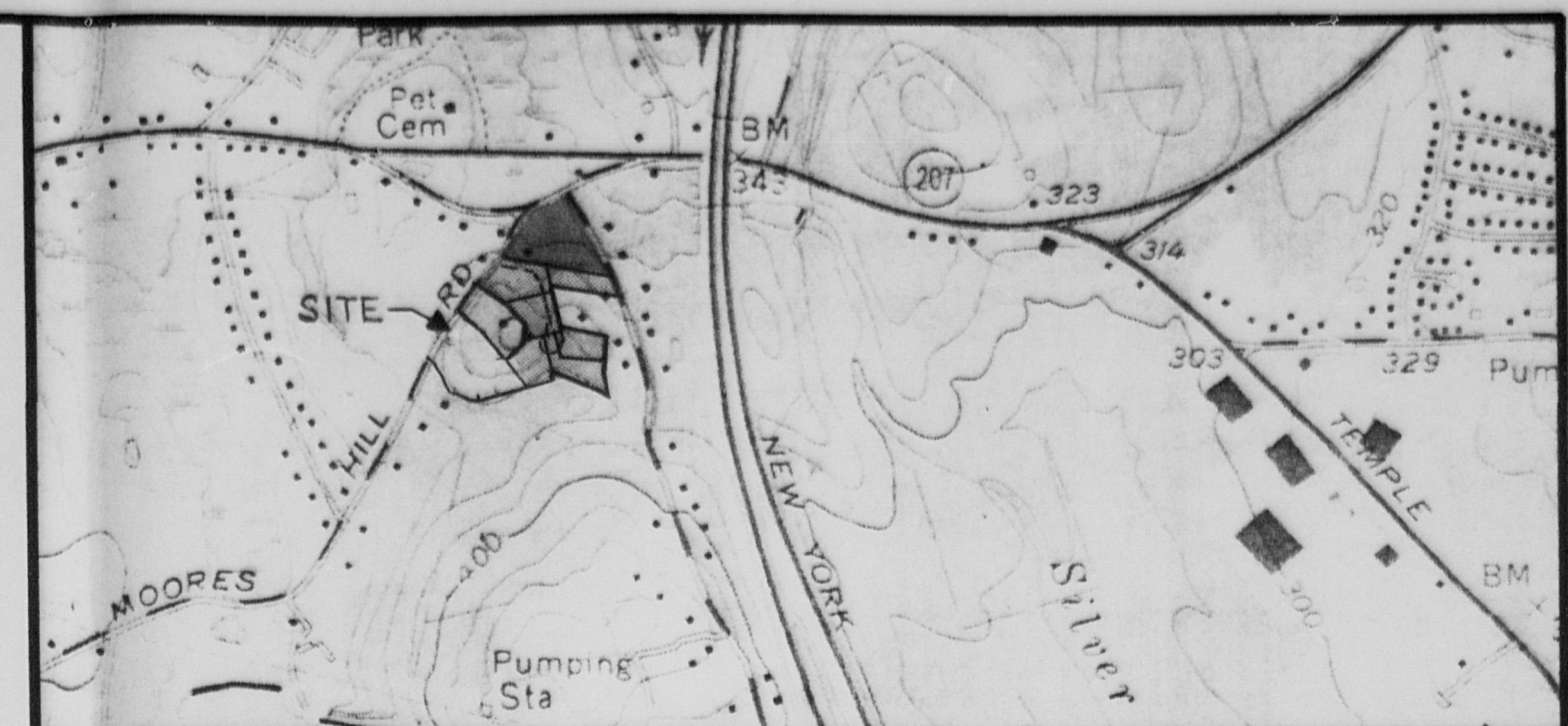
ROAD

ROAD

ROAD

# Orange County Health Department Notes:

1. No lot is to be further subdivided without Orange County Health Department review and approval.
2. The purchaser of each lot shall be provided with a copy of the approved plans and an accurate as-built plan of any existing sanitary facilities.
3. Plan approval is limited to five years. Time extensions for plan approval may be granted by the Orange County Health Department based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
4. The approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the last date of final plan approval.



VICINITY MAP

SCALE: 1" = 1,000'

## ZONING DATA TABLE

DISTRICT	R-3 SUBURBAN RESIDENTIAL
USE:	COLUMN A LINE 9 (ONE FAMILY DWELLINGS WITH CENTRAL SEWER)
MINIMUM LOT AREA:	32,670 S.F.
MINIMUM LOT WIDTH	100 FT.
MINIMUM FRONT YARD	35 FT.
MINIMUM SIDE YARD	15 FT./ 30 FT. (ONE/BOTH)
MINIMUM REAR YARD	40 FT.
MINIMUM ROAD FRONTAGE	60 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MIN. LIVABLE FLOOR AREA	1,000 S.F.
MAXIMUM DEVELOPMENT COVERAGE	15 %

## TAX MAP REFERENCE

SECTION	32	32
BLOCK	2	2
LOT	25	2.9

## DEED OF RECORD

LIBER	2131
PAGE	1066 THRU 1069
DATE	MAY 21, 1979

## RECORD SUBDIVIDER

C & R ENTERPRISES, INC.  
PO BOX 578  
CENTRAL VALLEY, NEW YORK 10917

## RECORD OWNER

PHILIP J. GUIONAR RAJANI  
3333 MICHELSON AVENUE  
IRVINE, CALIFORNIA 92730

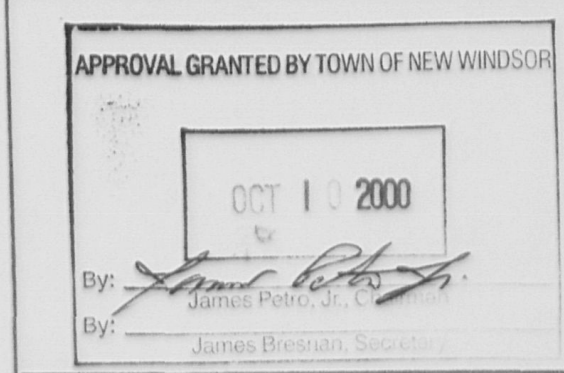
## TOTAL TRACT AREA

S32, B2, L25	AREA = 9.50 ± ACS
S32, B2, L29	" = 3.53 ± ACS
TOTAL	= 13.03 ± ACS

## NOTES

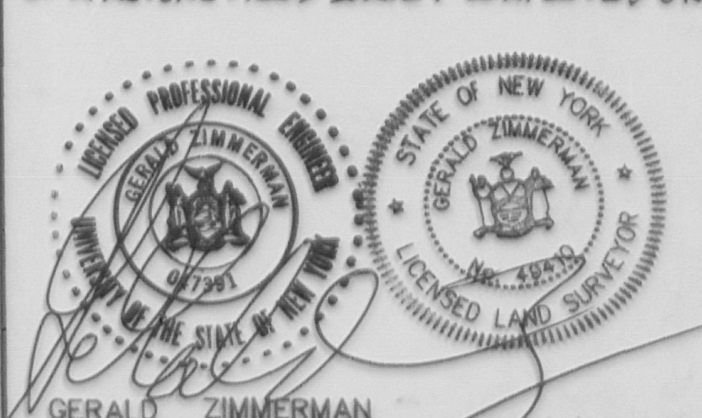
1. LOTS IN THIS SUBDIVISION SHALL RECEIVE WATER SERVICE FROM PUBLIC SUPPLY.
  2. LOTS IN THIS SUBDIVISION SHALL HAVE CENTRAL SANITARY SEWER SERVICE.
  3. NO LOT IN THIS SUBDIVISION SHALL HAVE DIRECT DRIVEWAY ACCESS ON TO MOORE'S HILL ROAD.
  4. THE APPLICANT SHALL CLEAN, WIDEN AND/OR RESHAPE THE EXISTING ROADSIDE SWALES ALONG MOORE'S HILL & RILEY ROADS TO ACCOMMODATE ADDITIONAL NEW DISCHARGE TO THE SATISFACTION OF THE TOWN HIGHWAY SUPERINTENDENT.
- ORANGE COUNTY DEPARTMENT OF HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH  
8/5/99
- This is to certify that the proposed arrangements for water supply and sewage disposal for this realty subdivision in accordance with plans on file in the office of the Department of Health are hereby approved. Consent is hereby given to the applicant to map on which this endorsement appears in the office of the County Clerk in accordance with the provisions of Section 1117 of the Public Health Law.
- ASSISTANT COMMISSIONER  
*[Signature]*

TOWN APPROVAL BOX (90-31)



THIS SHEET 1 OF 5 IS INVALID / INCOMPLETE WITHOUT THE REMAINING 4 SHEETS OF THIS 5 SHEET SET.

I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT OF A ACTUAL FIELD SURVEY COMPLETED ON 3-15-90



- REVISIONS:
- APRIL 1, 1992
  - OCTOBER 16, 1992
  - FEB. 16, 1993
  - APRIL 1, 1993 (DRAINAGE EASE LOT 5 & 6)
  - JAN. 31, 1994 (LOT / ROAD / EASE GEOMETRY)
  - JAN. 15, 1996 WM EXT
  - JUNE 26, 1996 OCHD
  - MAY 3, 1999
  - JULY 1, 1999

SHEET NO. 1 OF 5

SCALE: 1" = 50'

DATE: JANUARY 17, 1992

JOB NO. 90-15 DRAWN BY: M.M.M.

LOT LINE CHANGE & SUBDIVISION PLAT  
FOR SUBDIVISION OF LANDS FOR  
C & R ENTERPRISES, INC.

TOWN OF NEW WINDSOR

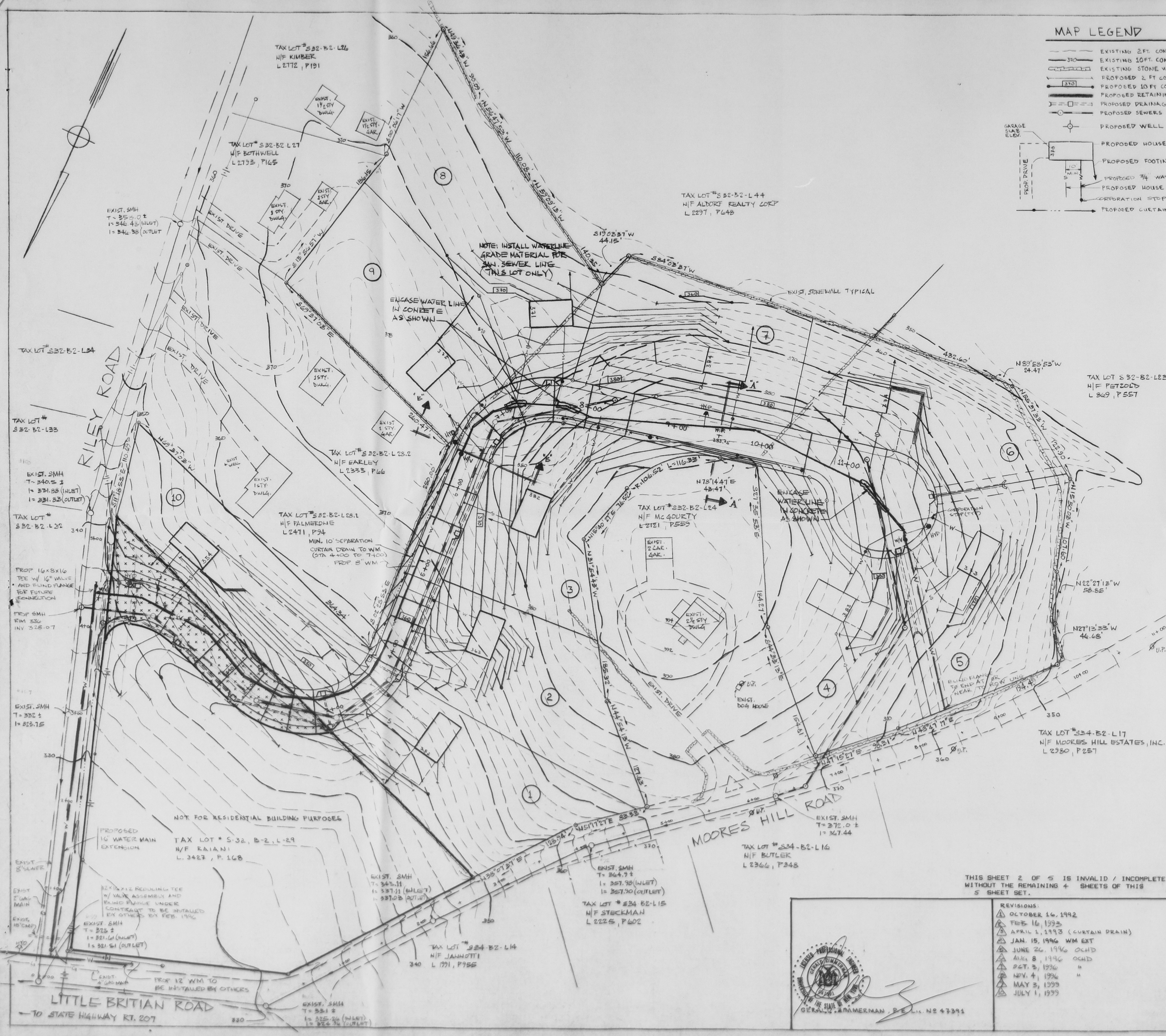
ORANGE COUNTY NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING, P.C.

ROUTE 17M  
HARRIMAN, NEW YORK 10926

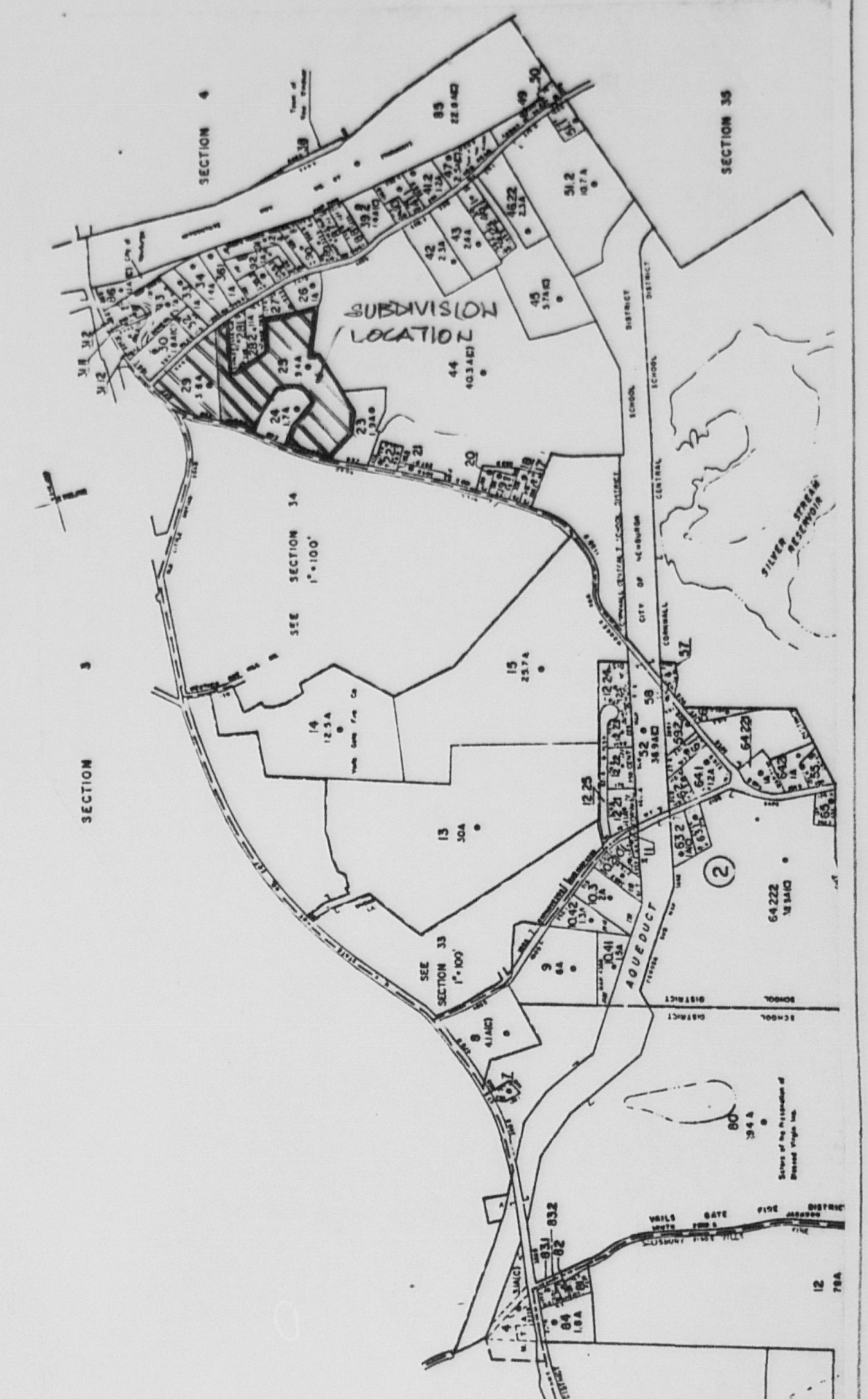
PHONE: (914) 782-7976





MAP LEGEND

- EXISTING 2 FT. CONTOURS
- EXISTING 10 FT. CONTOURS
- EXISTING STONE WALLS
- PROPOSED 2 FT. CONTOURS
- PROPOSED 10 FT. CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED DRAINAGE
- PROPOSED SEWERS
- PROPOSED WELL
- PROPOSED HOUSE
- PROPOSED FOOTING/CELLAR DRAIN
- PROPOSED 3/4" WATER SERVICE
- PROPOSED HOUSE SEWER LATERAL
- OPERATION STOP
- PROPOSED CURTAIN DRAIN W/ CLEAN OUT



VICINITY MAP: SCALE 1" = 800'

ZONING DATA (TOWN OF NEW WINDSOR)

R-3 SUBURBAN RESIDENTIAL	
USE - COL A - LINE 1 (1 FAMILY - WITH CENTRAL SEWER)	
MIN. LOT AREA	32,670 S.F.
" " WIDTH	100 FT.
REQ'D FRONT YARD	35 FT.
" SIDE YARD TOTAL BOTH SY.	15/30 FT.
" REAR YARD	40 FT.
" STREET FRONTAGE	60 FT.
MIN. BUILDING HEIGHT	35 FT.
FLOOR AREA RATIO	N/A
MIN. LIVABLE FL. AREA	1,000 S.F.
DEV. COVERAGE	15 %

TAX MAP REFERENCE

SECT. 32, BLK. 2, LOT 25  
SECT. 32, BLK. 2, LOT 29

DEED

LIBER: 3427  
PAGE: 168 (BOTH PARCELS)

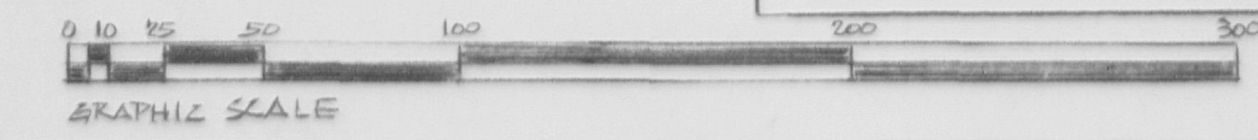
RECORD OWNER

PHILIP & GUOMAR RAJANI  
3333 MICHELSON AVENUE  
IRVINE, CALIFORNIA  
TOWN APPROVAL BOX (20-31)

APPLICANT  
C&K ENTERPRISES  
P.O. BOX 578  
CENTRAL VALLEY, N.Y.

ORANGE COUNTY DEPARTMENT OF HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH  
By direction of the State Commissioner of Health  
these plans are hereby approved pursuant to the  
Public Health Law. See first sheet for date and  
signature.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
OCT 1 2000  
By: [Signature]  
Town Engineer



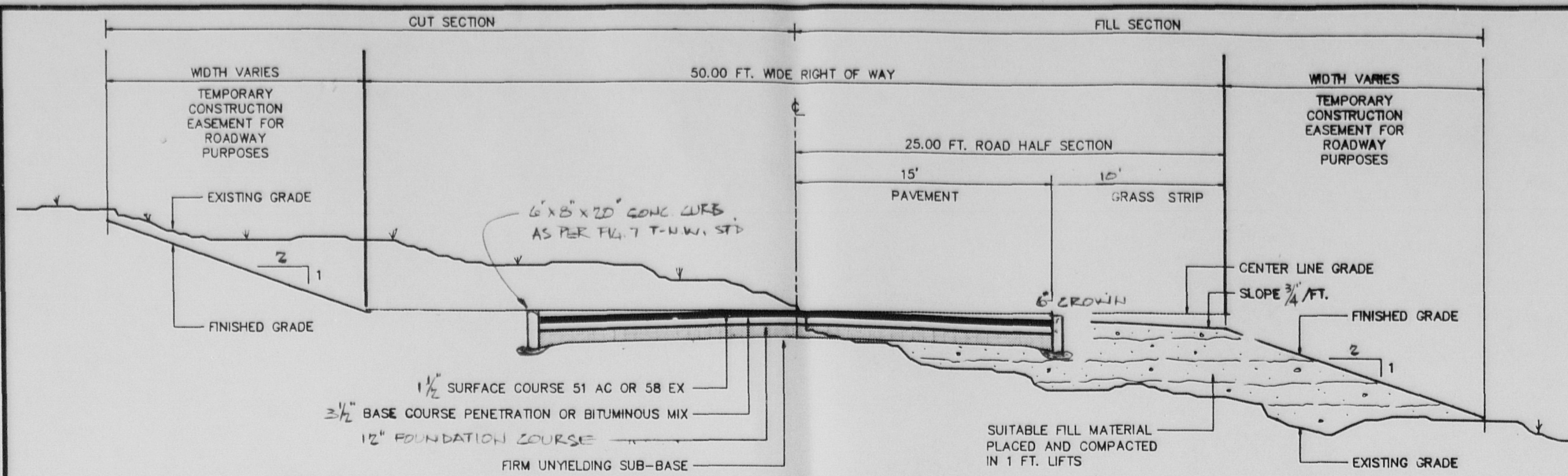
THIS SHEET 2 OF 5 IS INVALID / INCOMPLETE  
WITHOUT THE REMAINING 4 SHEETS OF THIS  
5 SHEET SET.



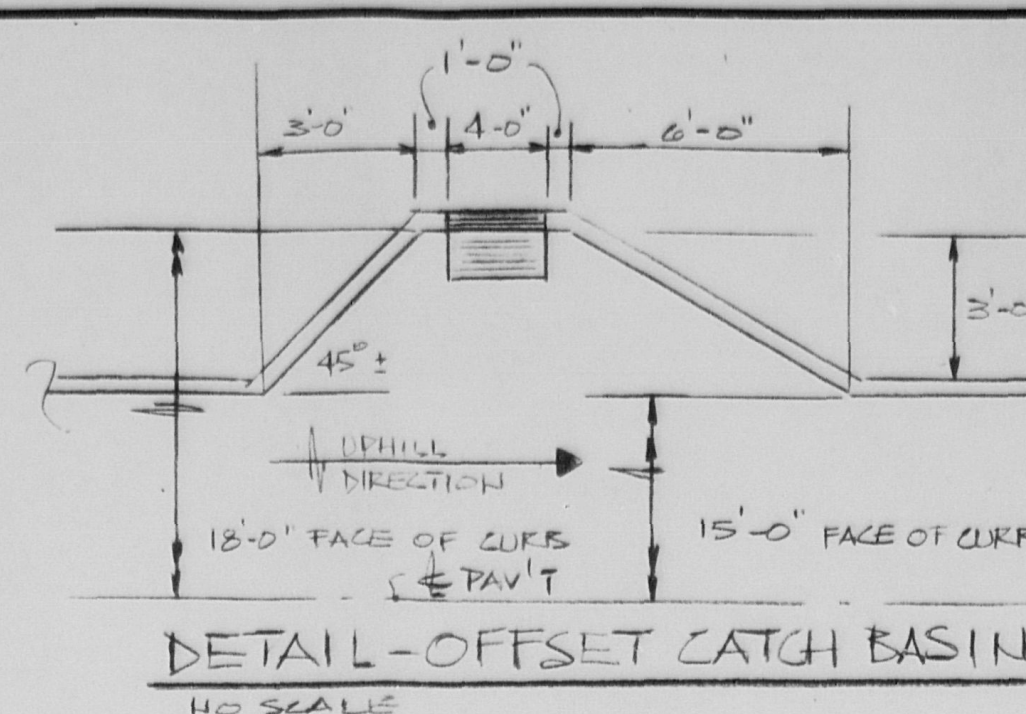
- REVISIONS:
- △ OCTOBER 16, 1992
  - △ FEB. 16, 1993
  - △ APRIL 1, 1993 (CURTAIN DRAIN)
  - △ JAN. 15, 1996 WM EXT
  - △ JUNE 26, 1996 OCHD
  - △ AUG. 8, 1996 OCHD
  - △ OCT. 2, 1996 "
  - △ NOV. 4, 1996 "
  - △ MAY 3, 1999
  - △ JULY 1, 1999

SHEET NO. 2 OF 5	SUBDIVISION & LOT LINE CHANGE FOR
SCALE: 1" = 50' AS NOTED	C&K ENTERPRISES INC.
DATE: OCTOBER 16, 1992	TOWN OF NEW WINDSOR
JOB NO 90-15	ORANGE COUNTY, NEW YORK
ZIMMERMAN ENGINEERING & SURVEYING, P.C.	
ROUTE 17M	
HARRIMAN, NEW YORK 10926 PHONE (914) 782 7976	





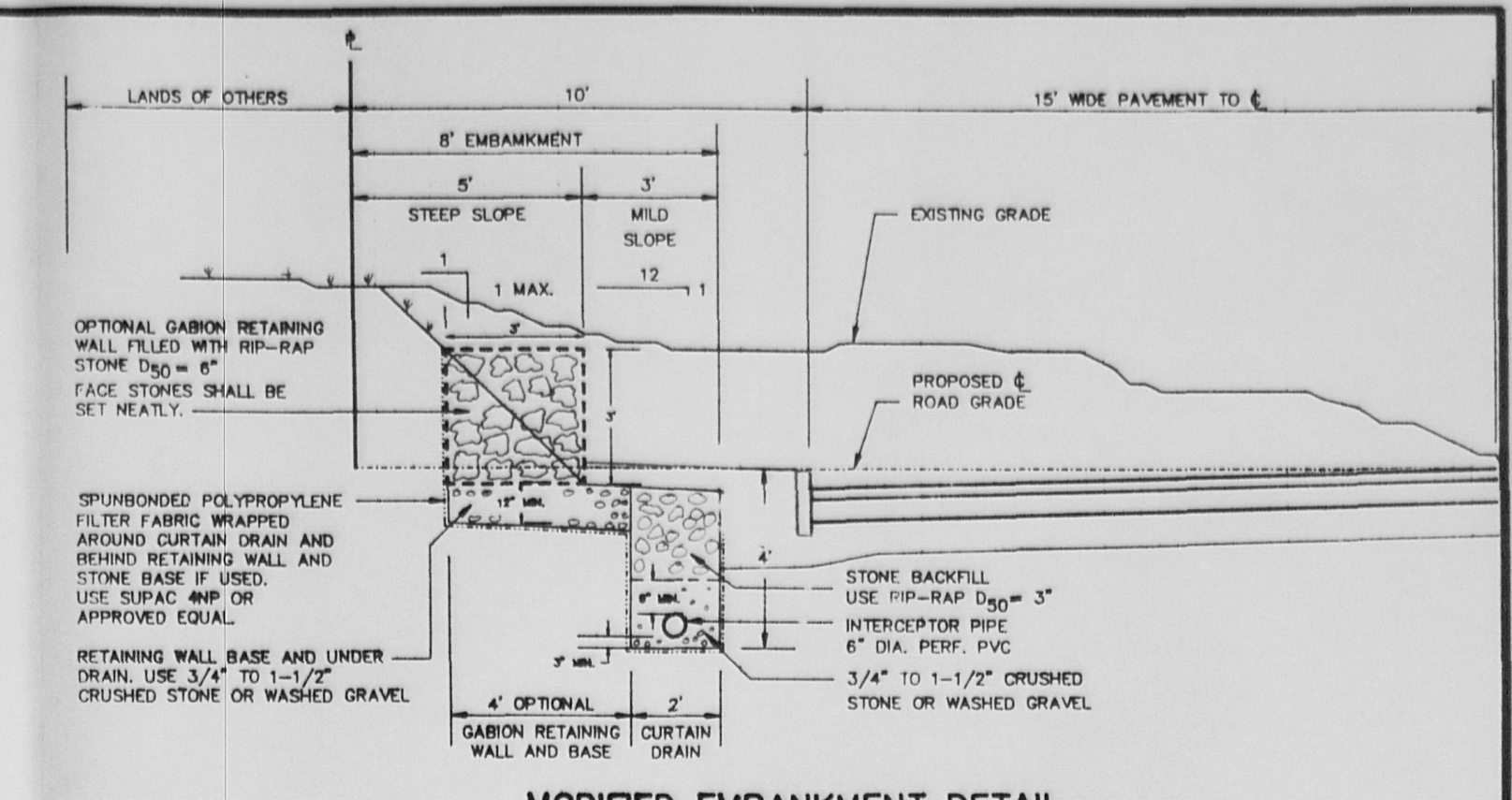
THIS DETAIL IS NOT SUBJECT TO THE REVIEW / APPROVAL OF THE ORANGE COUNTY HEALTH DEPARTMENT  
RURAL STREET SPECIFICATION



#### WATERMAIN CROSSINGS

Station	Description	Offset To RD CL	Top of WM	Utility Invert	Vertical Separation (ft)
0+07	Storm Crossing	5' Left	326.7	333.50	6.8
0+41	Storm Crossing	5' Left	328.3	332.60	4.3
2+95	Storm Crossing	14' Left	340.0	344.60	4.6
3+80	Storm Crossing	12.5' Left	347.9	351.33	3.4
7+38	Storm Crossing	2' Right	369.8	371.5	1.7
7+20	Sanitary Crossing	8' Right	371.5	368.50	1.7
11+40	Sanitary Crossing	32' Right	369.9	371.50	1.6

\* NOTE: BOTTOM OF W.M. & TOP OF SAN. SEWER

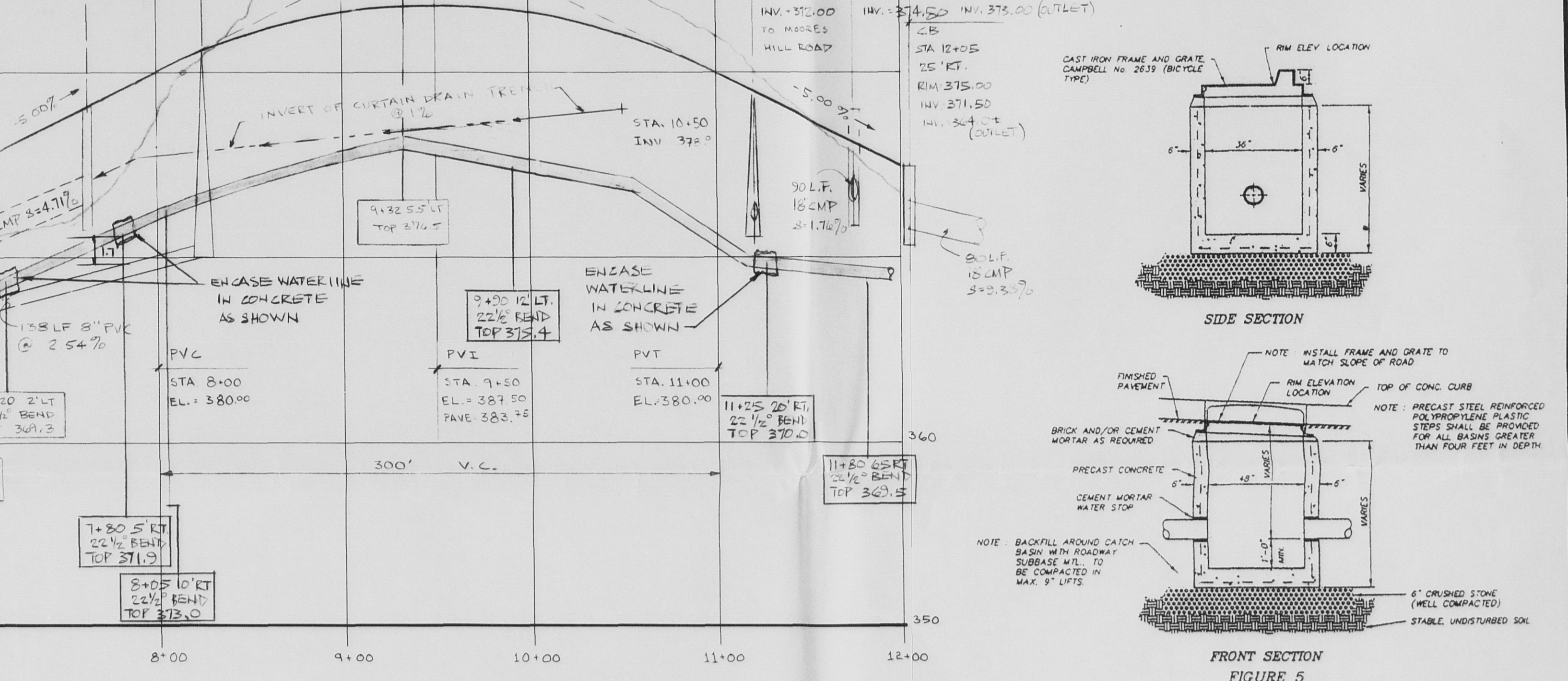
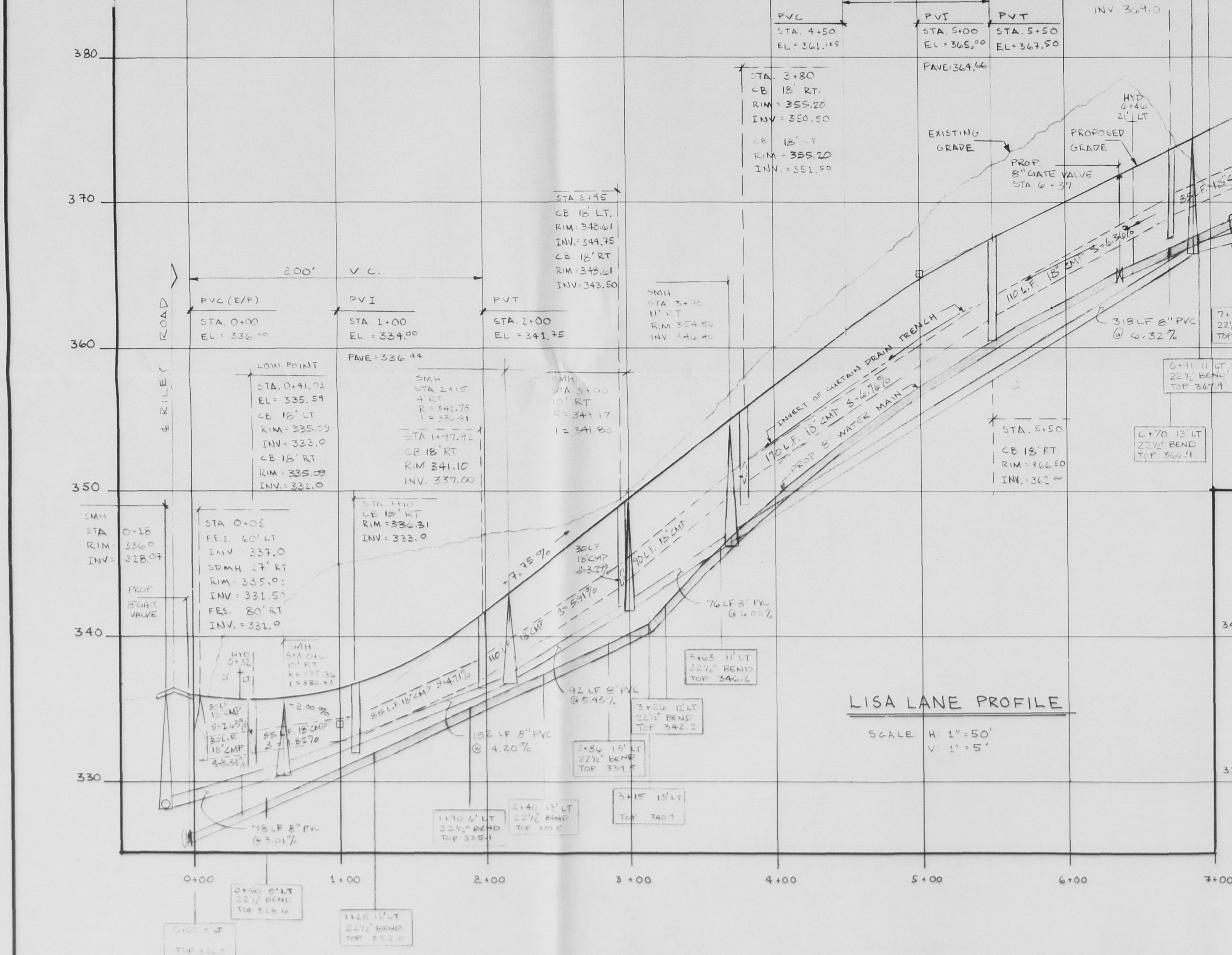


#### MODIFIED EMBANKMENT DETAIL

- NOTES: 1) CURTAIN DRAIN SHALL DRAIN DIRECTLY TO A CATCH BASIN AND SHALL ALSO BE PROVIDED WITH VERTICAL CLEAN-OUT PORTS AT NO GREATER THAN 100' ON CENTER.  
2) OPTIONAL GABION RETAINING WALL AND CRUSHED STONE BASE TO BE INSTALLED IF SITE CONDITIONS DICTATE IT AT THE TIME OF CONSTRUCTION AND SHALL BE USED AT THE DISCRETION OF THE HIGHWAY SUPERINTENDENT AND THE TOWN ENGINEER.  
3) MODIFIED EMBANKMENT DETAIL TO BE USED ONLY IN AREAS WHERE THE PROPOSED RIGHT-OF-WAY ADJACENTS PRIVATE LANDS OF OTHERS AND AS SPECIFICALLY CALLED FOR IN THIS SET OF PLANS.  
4) STEEP EMBANKMENT AREAS SHALL BE TREATED WITH TOPSOIL (4\"/>

THIS DETAIL IS NOT SUBJECT TO THE REVIEW / APPROVAL OF THE ORANGE COUNTY HEALTH DEPARTMENT

- NOTES: 1) ALL OF STREET TO BE GRADED TO RIGHT OF WAY LINES, EXCEPT WHERE NOTED ON PLANS.  
2) ALL EXISTING TREES WITHIN THE LIMITS OF THE RIGHT OF WAY ARE TO BE REMOVED.  
3) ROAD SIDE EMBANKMENTS SHALL BE GRADED TO A SLOPE OF 3 HORIZONTAL TO 1 VERTICAL (3:1) OR TO A MAXIMUM OF 2 HORIZONTAL TO 1 VERTICAL (2:1) AS APPROVED BY THE ENGINEER.  
IN THE CASE OF EXCAVATION IN ROCK THE MAXIMUM SIDE SLOPE SHALL BE 1 HORIZONTAL ON 2 VERTICAL (1:2).  
4) ROADWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF NEW WINDSOR STREET SPECIFICATIONS.



#### CATCH BASIN DETAIL

SCALE: NONE (CURBED ROADS)

THIS DETAIL IS NOT SUBJECT TO THE REVIEW / APPROVAL OF THE ORANGE COUNTY HEALTH DEPARTMENT

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

OCT 11 2000

By: James P. P. Jr., Chairman

By: James Brennan, Secretary

GERALD ZIMMERMAN P.E. NO. 47391

REVISIONS:

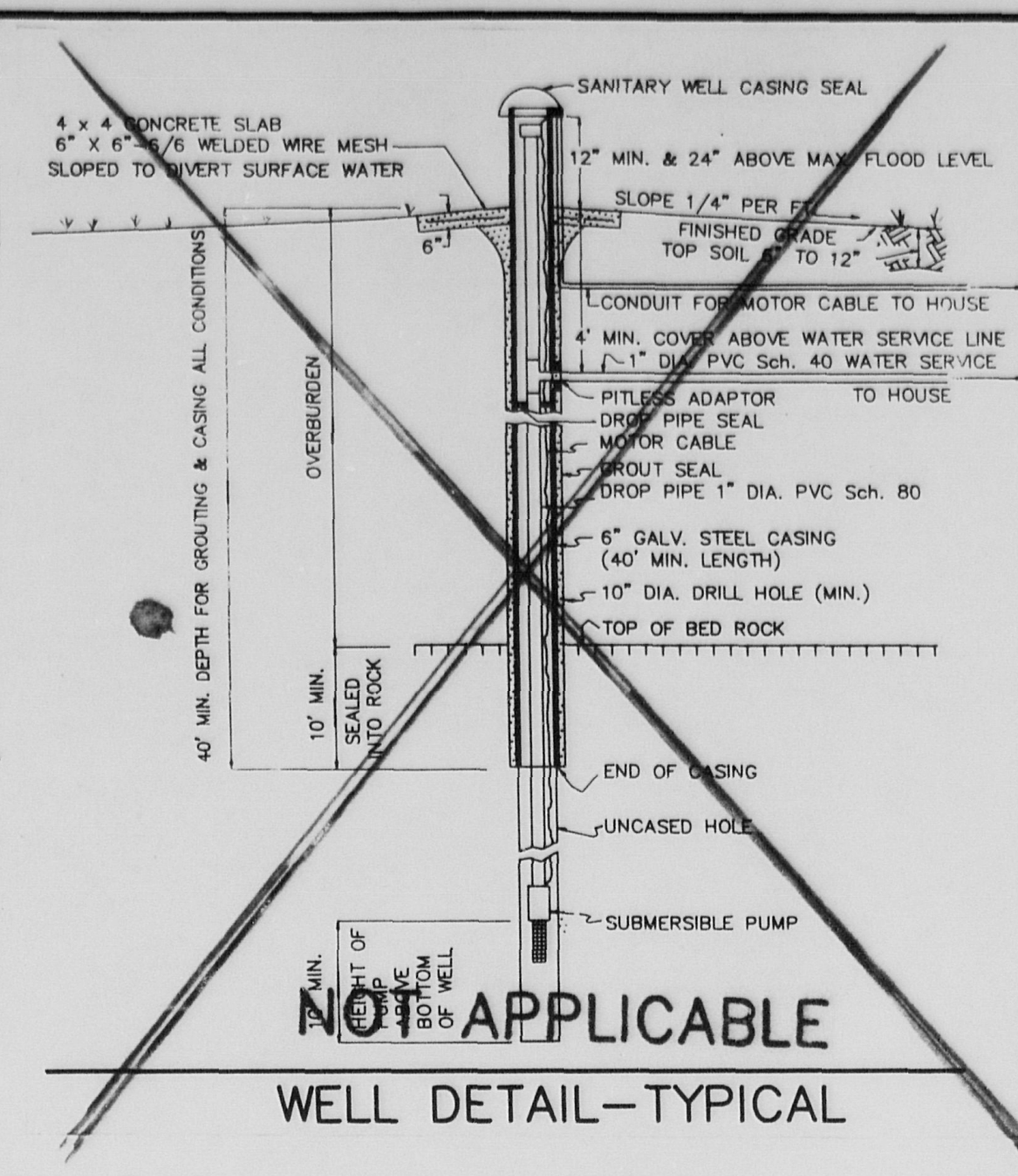
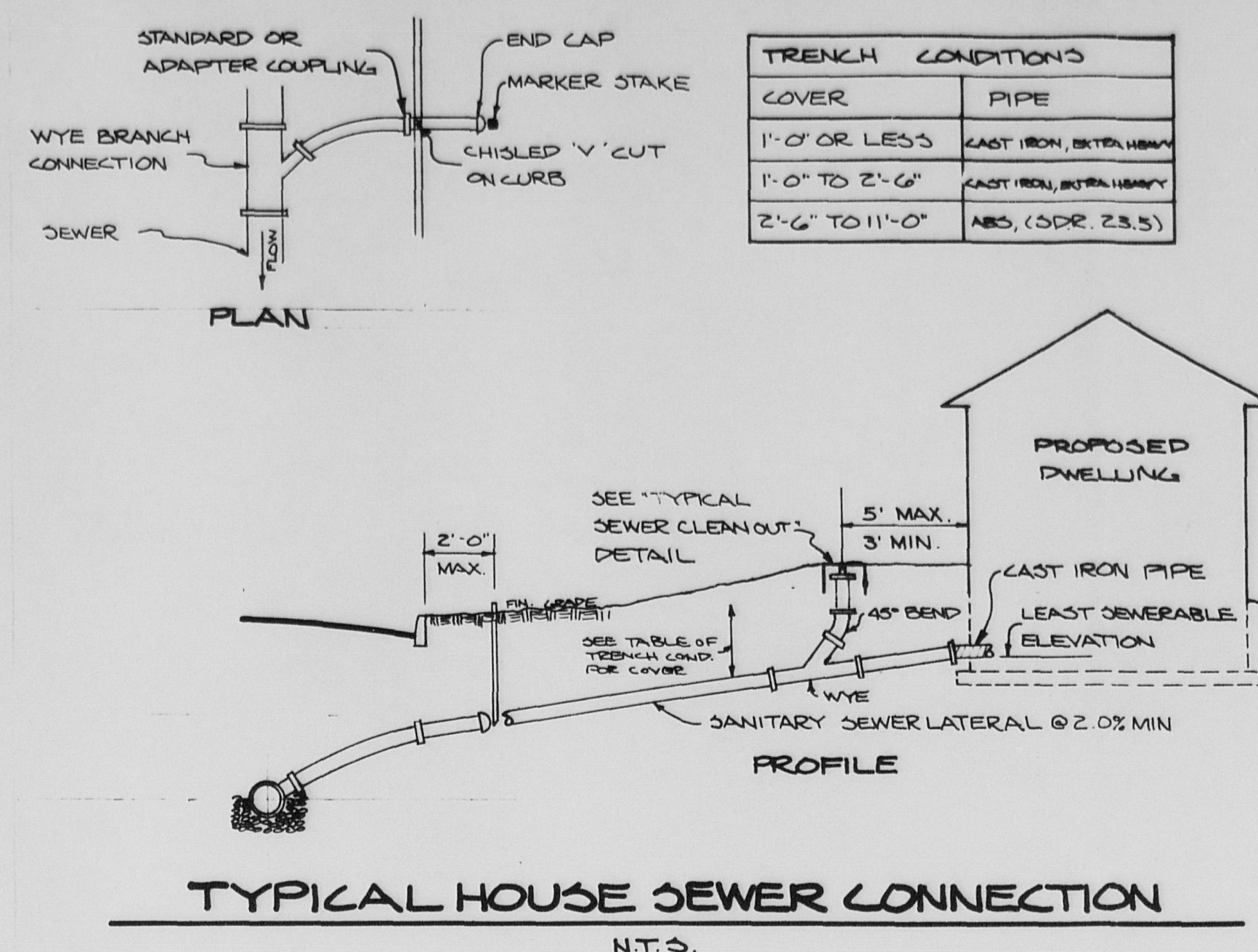
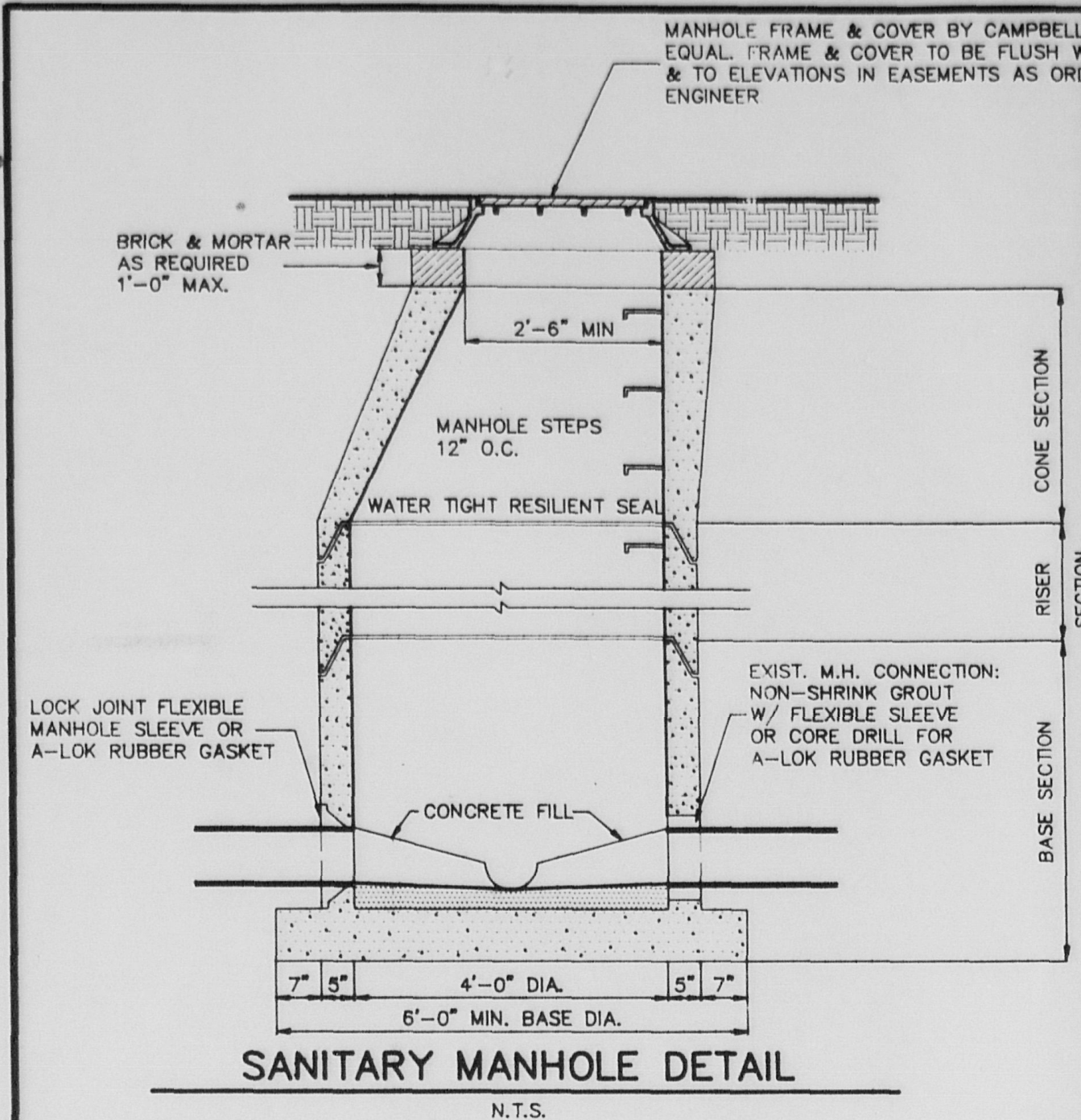
- APRIL 1, 1993 (ROAD SECTION & EMBANKMENT DETAIL)
- JAN 15, 1996 (W.M. EAT)
- JUNE 26, 1996 (O.C.H.D.)
- NOV 8, 1996 (O.C.H.D.)
- OCT 3, 1996 "
- NOV 4, 1996 "
- NOV 20, 1996 "
- MAY 3, 1999
- JULY 1, 1999

ROAD PROFILE  
FOR SUBDIVISION OF LANDS FOR  
C & R ENTERPRISES, INC.  
TOWN OF NEW WINDSOR  
ORANGE COUNTY NEW YORK

SHEET NO. 3 OF 5  
SCALE: H: 1"=50'; V: 1"=5'  
DATE: OCTOBER 16, 1992  
JOB NO. 90-15 DRAWN BY: M.M.M.

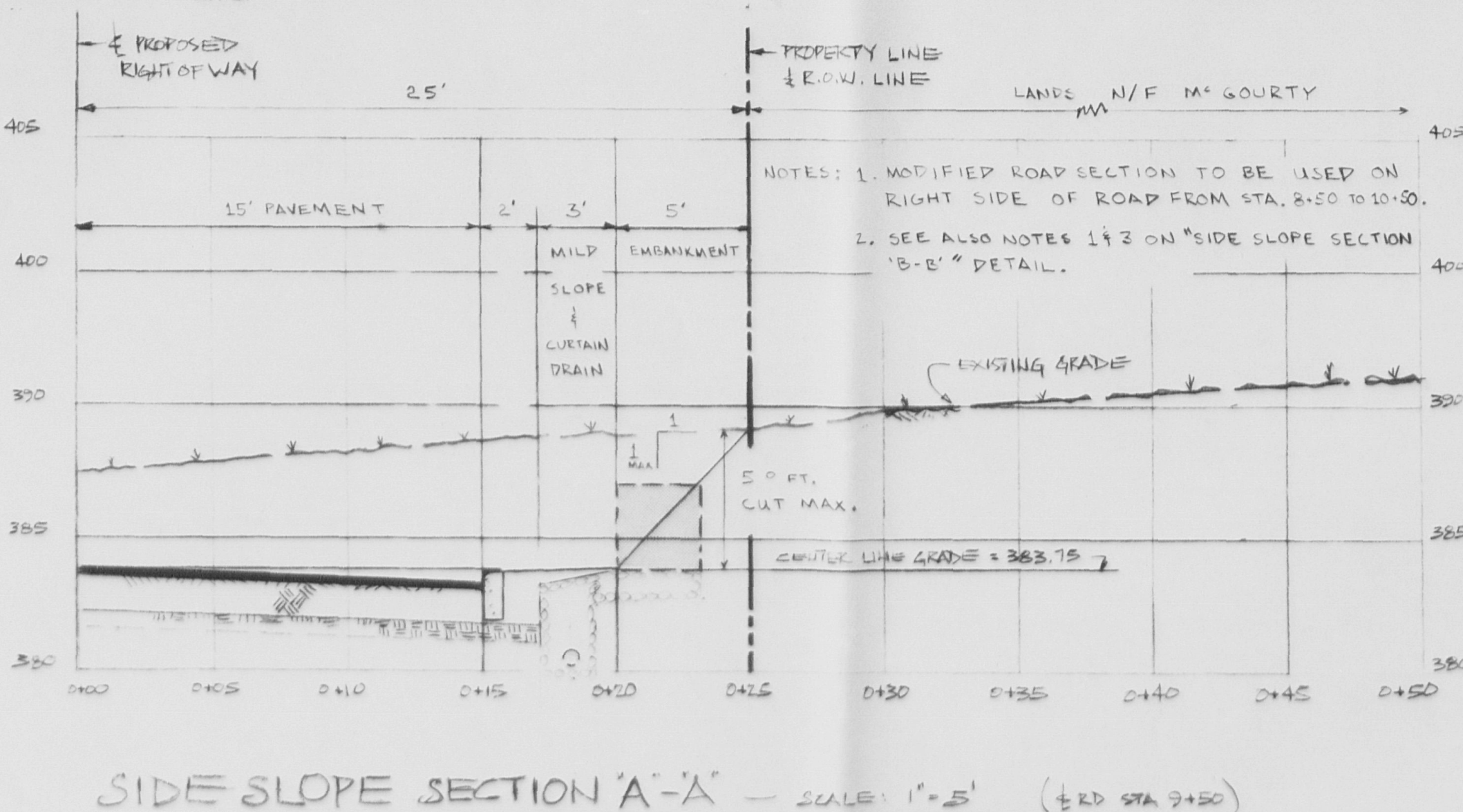
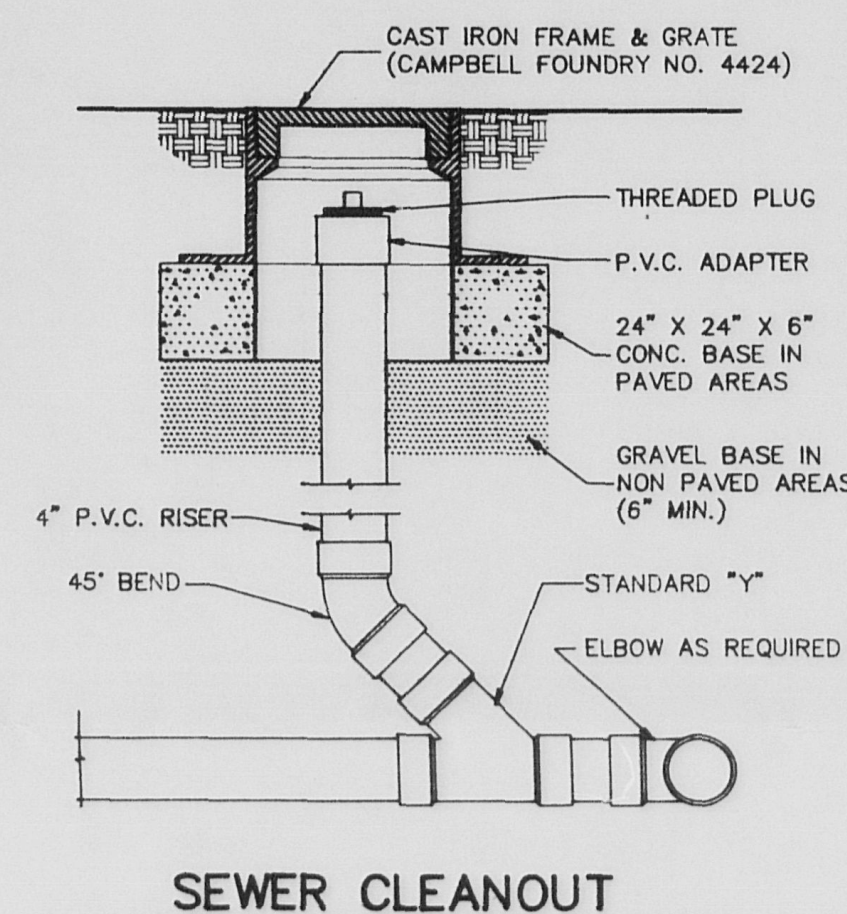
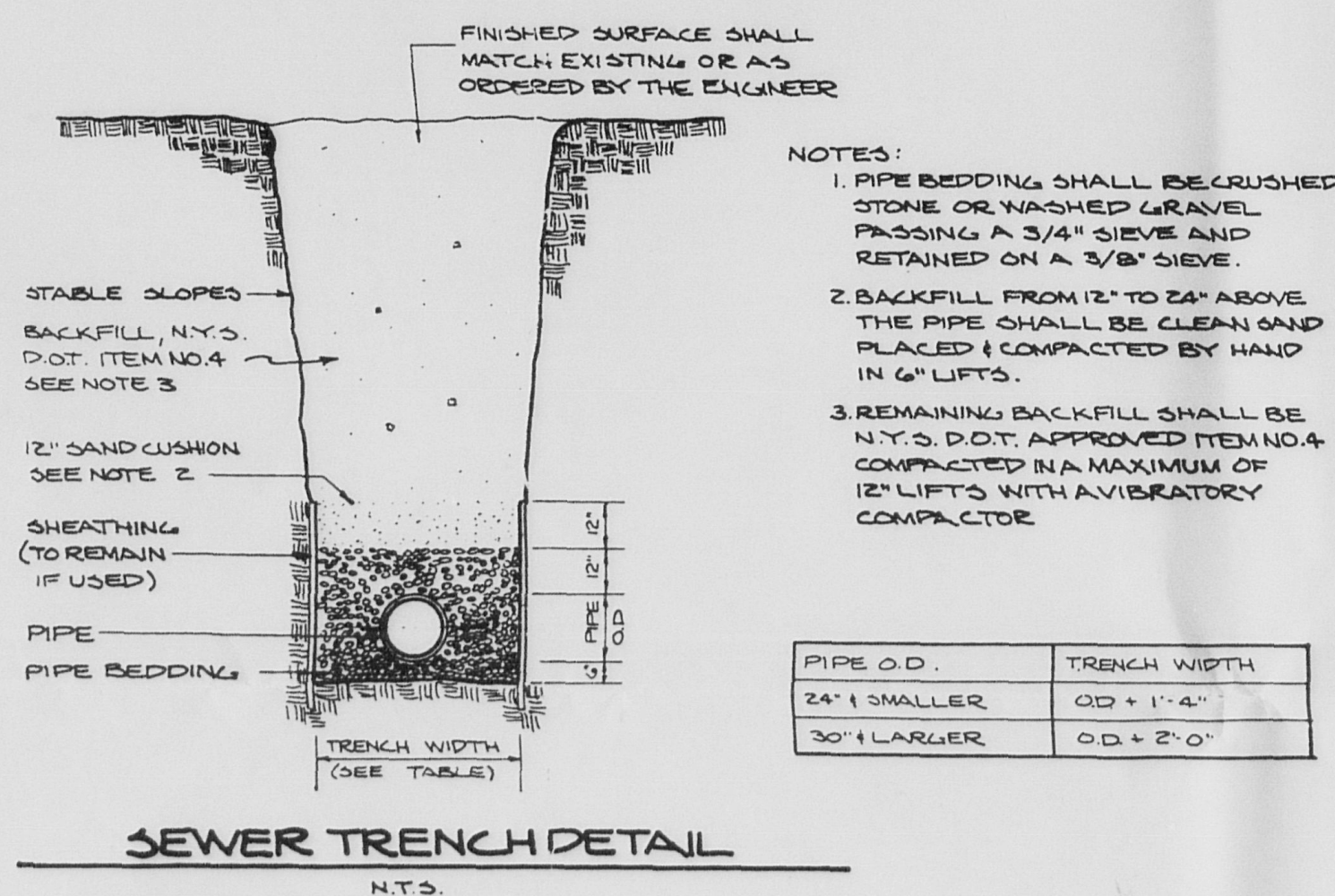
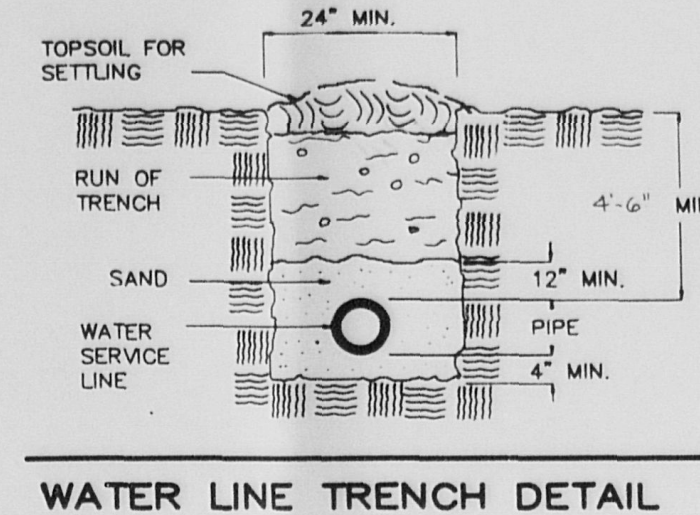
ZIMMERMAN ENGINEERING & SURVEYING, P.C.  
ROUTE 17M  
HARRIMAN, NEW YORK 10926  
PHONE: (914) 782-7976



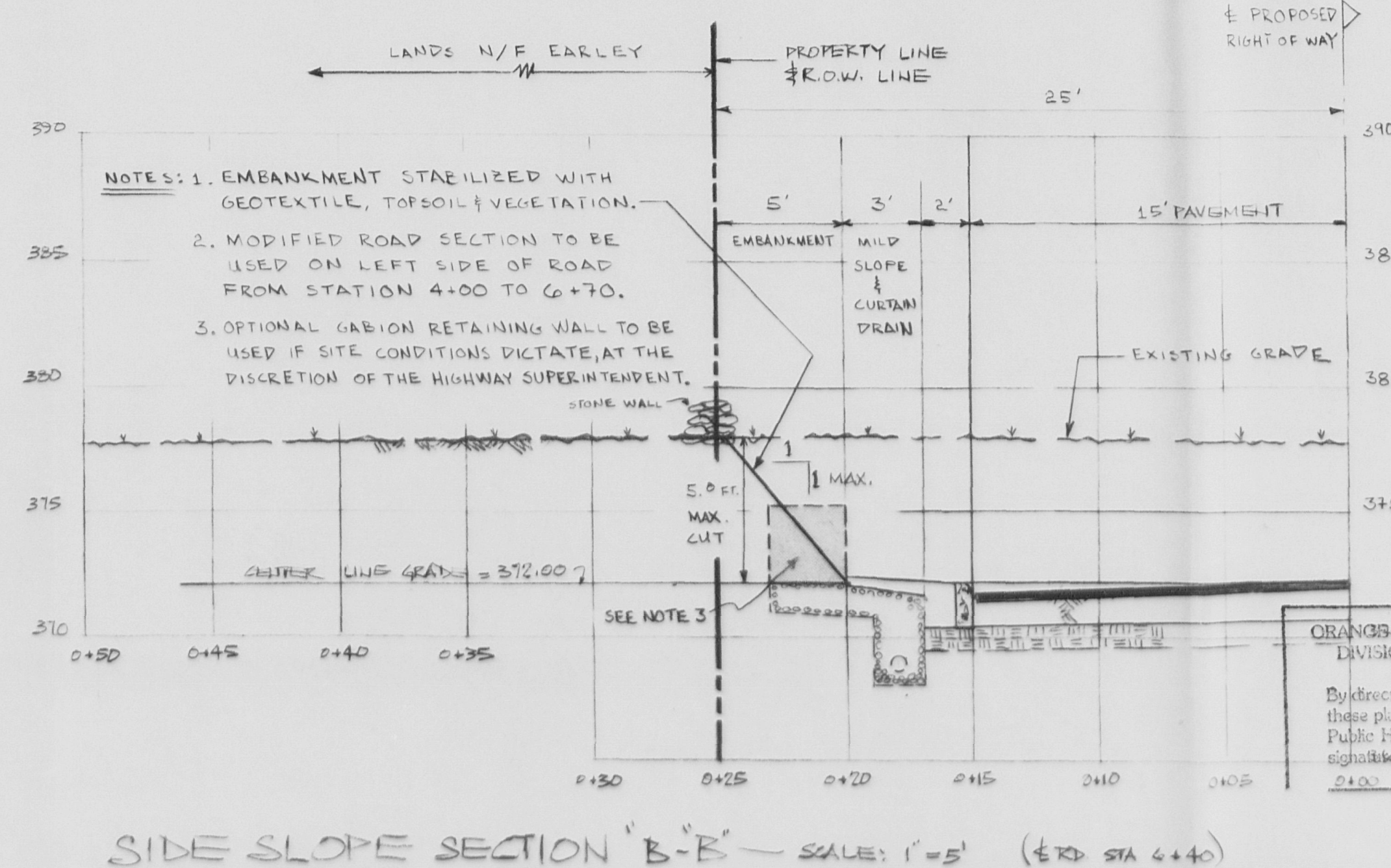


- WELL NOTES

- 1) PUMP SETTING TO BE ESTABLISHED IN FIELD MIN. YIELD TO BE 5 G.P.M. (STABILIZED RATE)
- 2) GROUTING AROUND PIPE CASING SHALL EXTEND AT LEAST 40' BELOW GRADE AND SHALL BE NEUTRAL CEMENT GROUT. GROUT SHALL BE PUMPED FROM THE BOTTOM AS ONE CONTINUOUS MASS.  
MIN. BAG CEMENT (50 LB.) 7 TO 8 GAL. WATER.
- 3) STEEL CASING: 8" DIA. (IN ACCORDANCE WITH A.W.W.A. STANDARD SPECIFICATION (CURRENT EDITION))  
DRILL HOLE 10" DIA. THE MINIMUM CASING DEPTH SHALL BE THROUGH THE OVERBURDEN AND AT LEAST 10' INTO BED ROCK. GROUTING SHALL BE INTO FIRM BED ROCK UNDER NO CONDITION SHOULD CASING AND GROUTING EXTEND LESS THAN 40' DEEP.
- 4) USE OF TEMPORARY OUTSIDE CASING MAY BE NECESSARY TO PERMIT GROUTING WHERE CAVING IS ENCOUNTERED.
- 5) EXPECTED SOIL STRATA (REFERENCE ONLY)



THIS DETAIL IS NOT SUBJECT TO THE REVIEW / APPROVAL OF THE ORANGE COUNTY HEALTH DEPARTMENT



THIS DETAIL IS NOT SUBJECT TO THE REVIEW / APPROVAL OF THE ORANGE COUNTY HEALTH DEPARTMENT

- ## TYPICAL LOT LAYOUT

- NOTES:
- 1) WELLS SHALL MAINTAIN THE FOLLOWING MINIMUM SEPARATIONS:  
15' MIN TO PROPERTY LINE  
50' MIN TO SUPERVISION BOUNDARY  
50' MIN TO HOUSE SEWER AND SEWERMAIN  
25' MIN TO STORM DRAINAGE
  - 2) CELLAR OR FOOTING DRAINS SHALL NOT DISCHARGE INTO SANITARY SEWERS, OR ~~TOWARD~~ WELLS.
  - 3) ~~CELLAR OR FOOTING DRAINS WITHIN 25' OF WELLS SHALL BE~~  
WATERTIGHT.
  - 4) A 10' MINIMUM HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER SERVICE AND SEWER SERVICE/FOOTING DRAIN.
  - 5) A 18' MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER SERVICE AND SEWER SERVICE/FOOTING DRAIN.

ORANGE COUNTY DEPARTMENT OF HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH

By direction of the State Commissioner of Health  
these plans are hereby approved pursuant to the  
Public Health Law. See first sheet for date and  
signature.

TOWN APPROVAL BOX (90-31)

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

100

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OCT 10 2000

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THIS SHEET 4 OF 5 IS INVALID / INCOMPLETE  
WITHOUT THE REMAINING 4 SHEETS OF THIS  
5 SHEET SET.

SHEET NO. 4 OF 5

SCALE: AS NOTED

DATE: OCTOBER 16, 1992

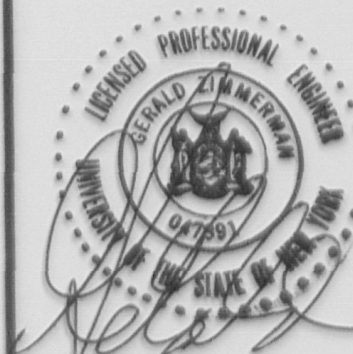
JOB NO. 90-15      DRAWN BY: M.M.M.

DETAILS SHEET  
FOR SUBDIVISION OF LANDS FOR  
C & R ENTERPRISES, INC.  
TOWN OF NEW WINDSOR  
ORANGE COUNTY NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING, P.C.  
ROUTE 17M  
HARRIMAN, NEW YORK 10926      PHONE: (914) 782-7976

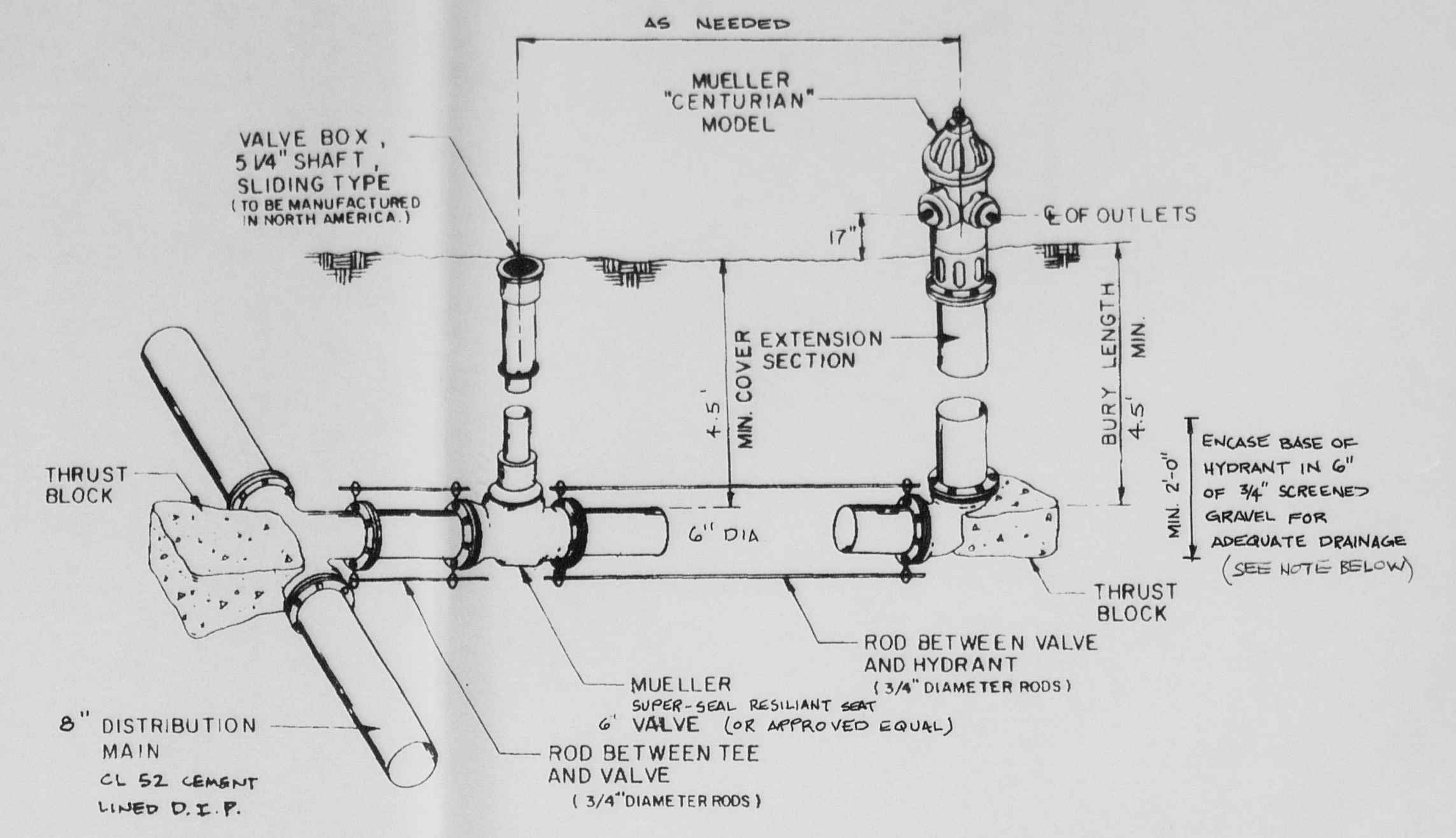
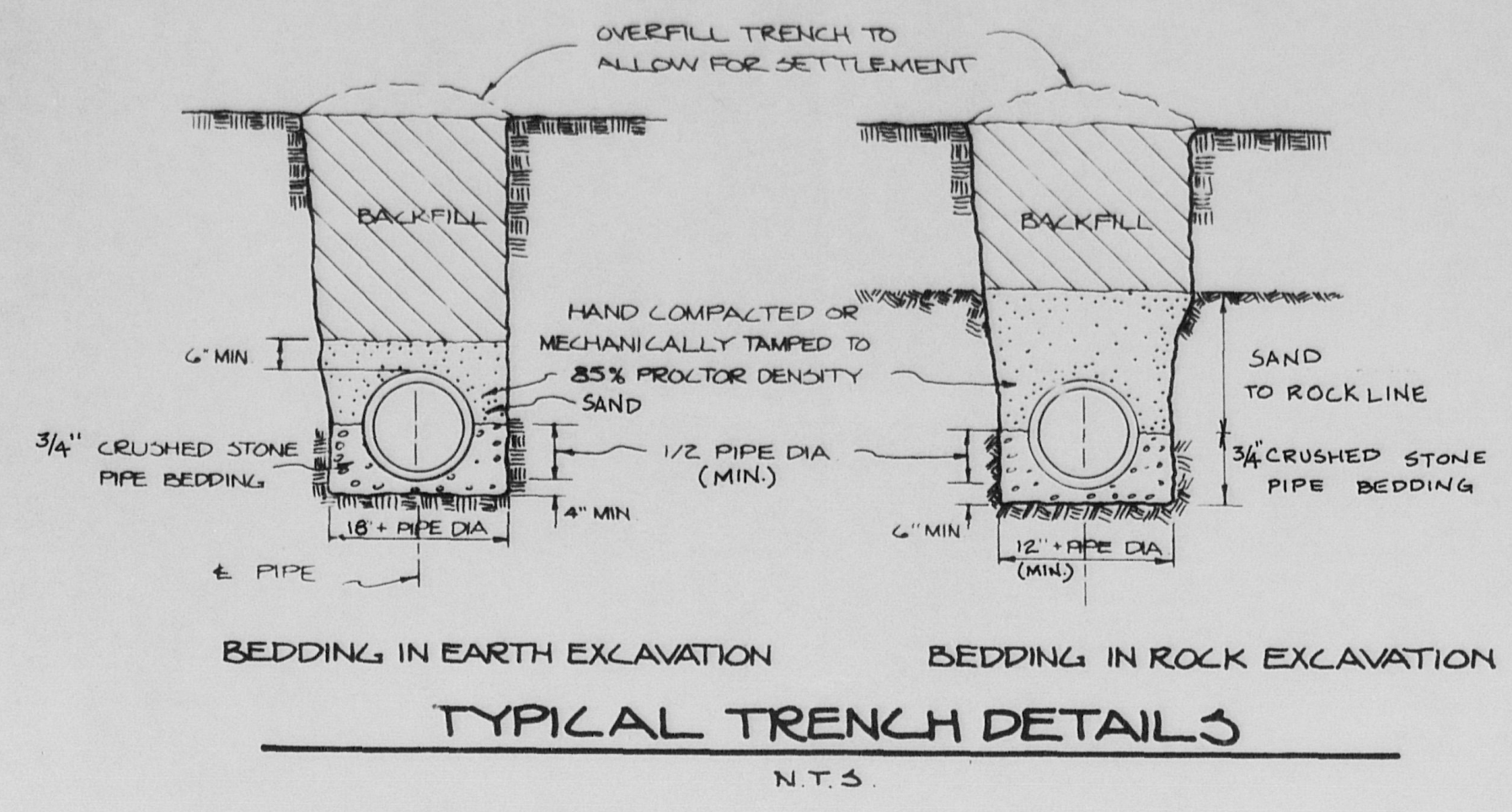
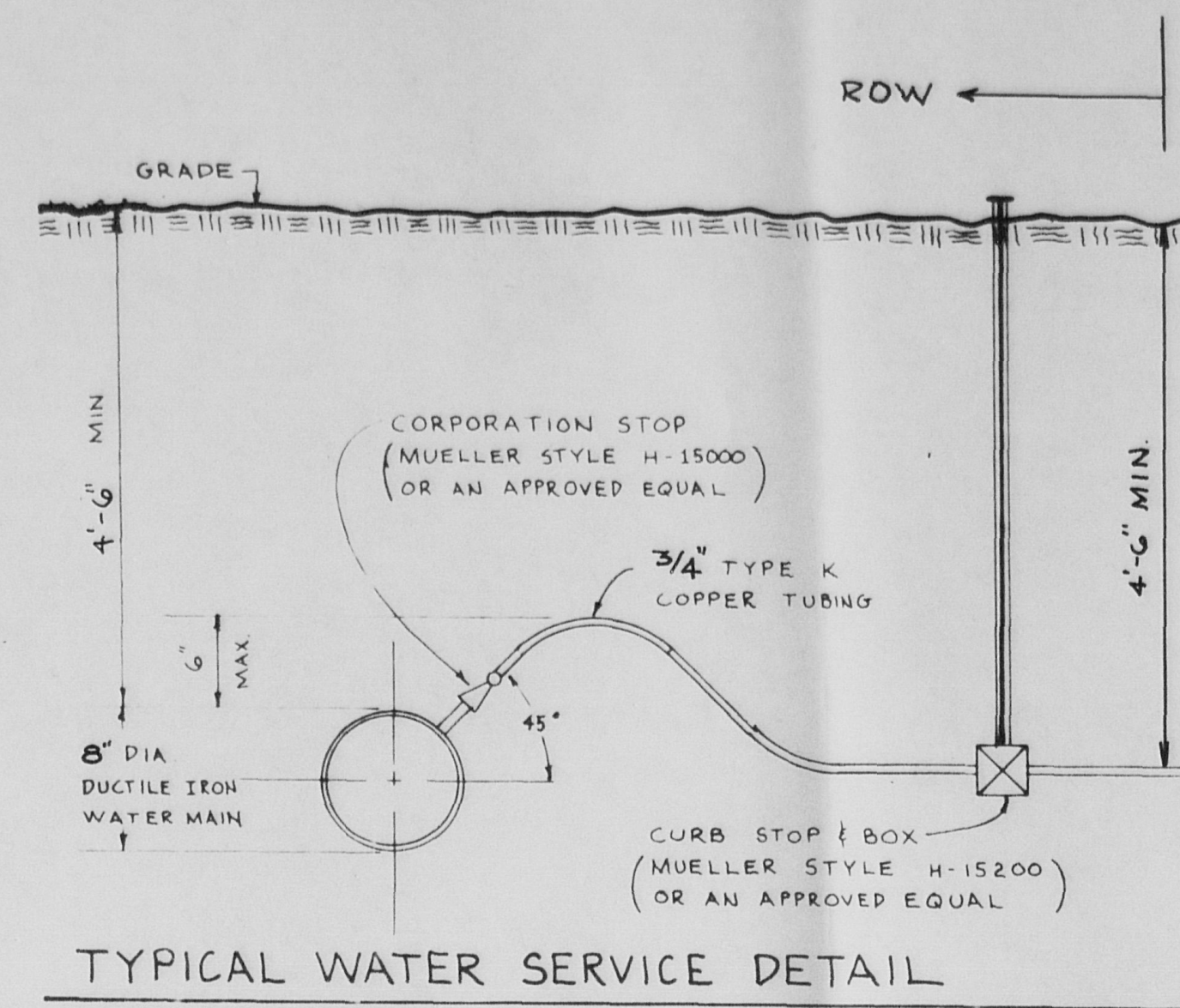
REVISIONS

- 1 FEB. 16, 1993  
 2 APRIL 1, 1993 (SECT. AA & B-B DETAILS)  
 3 JAN 15, 1996 WM EXT  
 4 JUNE 26, 1996 OCHD  
 5 MAY 3, 1999  
 6 JULY 1, 1999

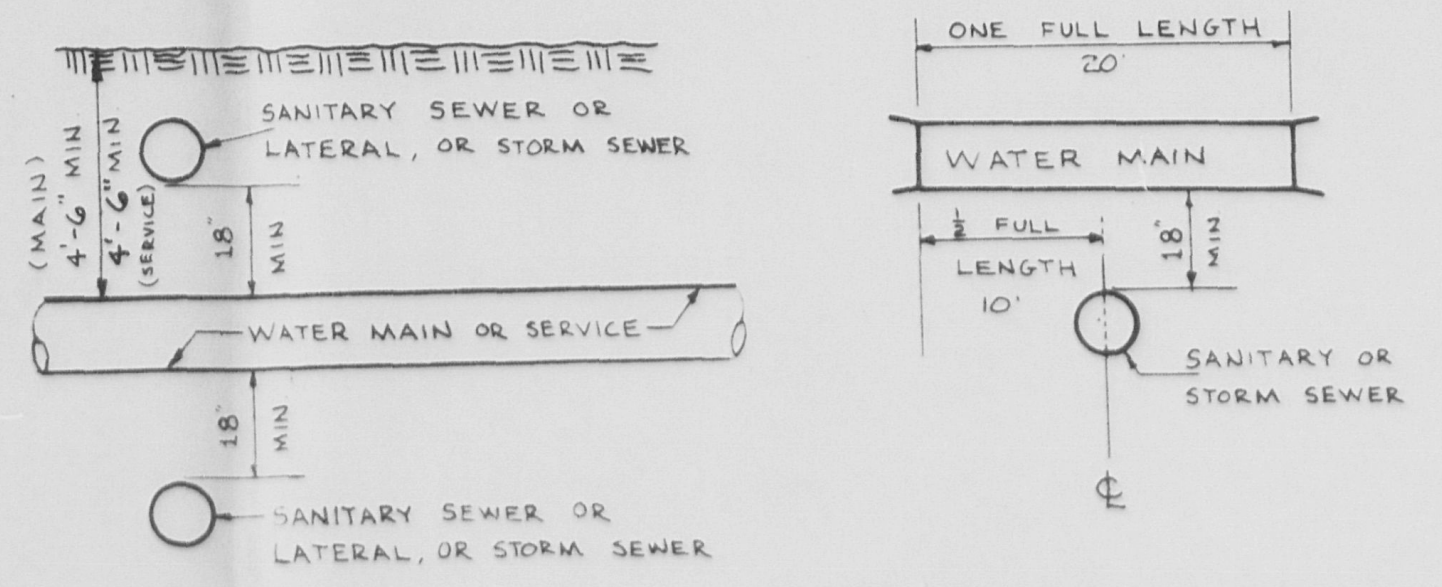
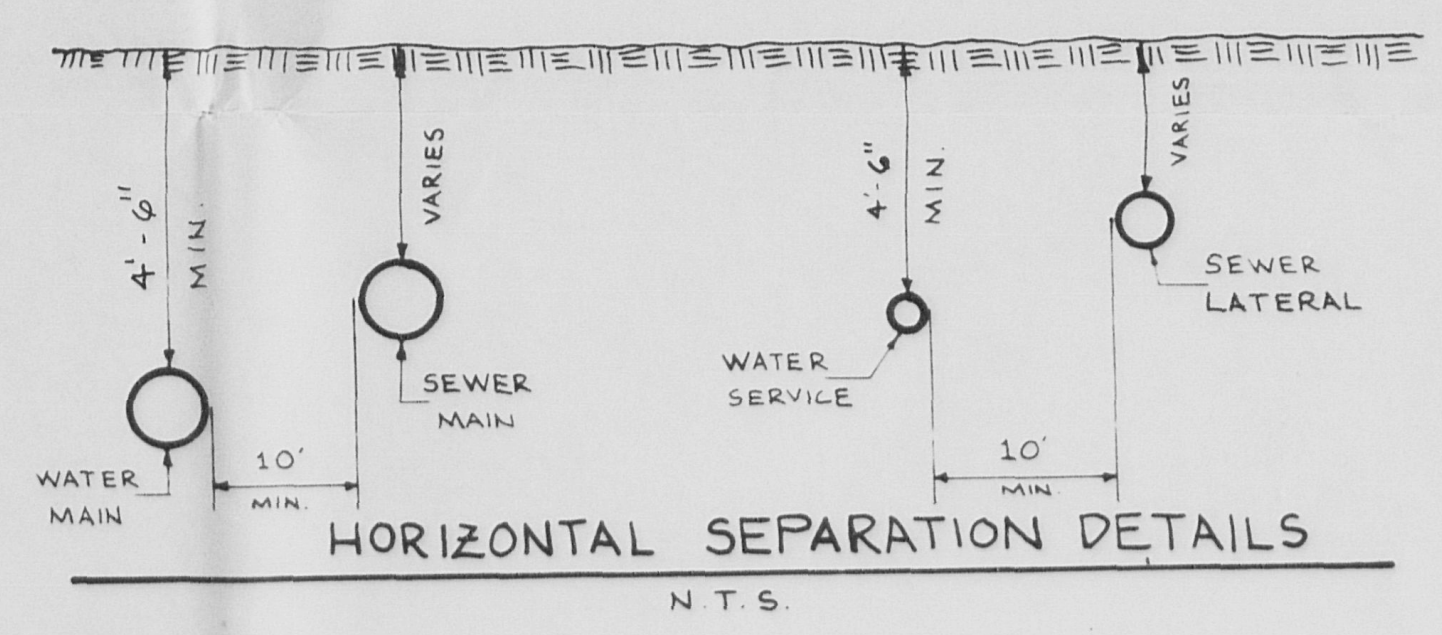
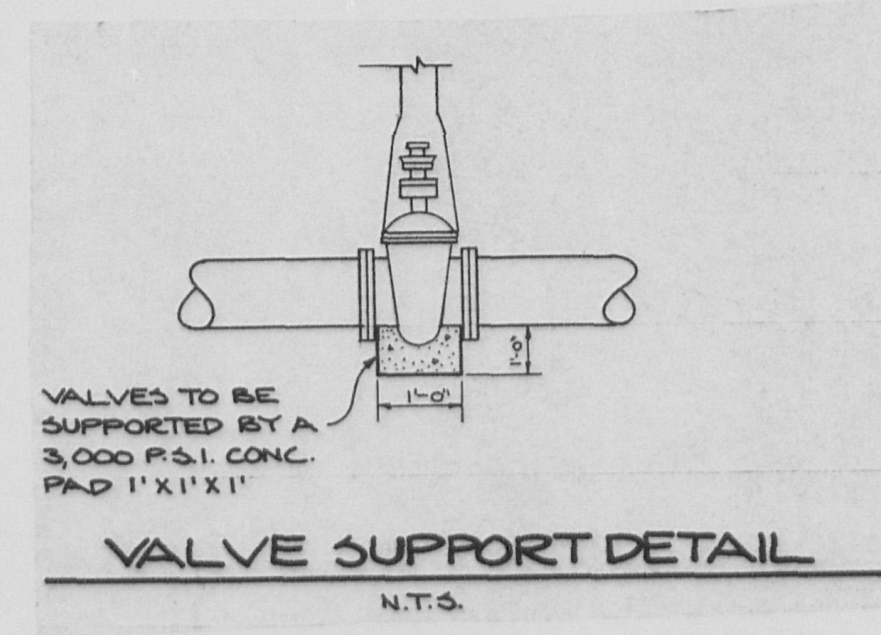
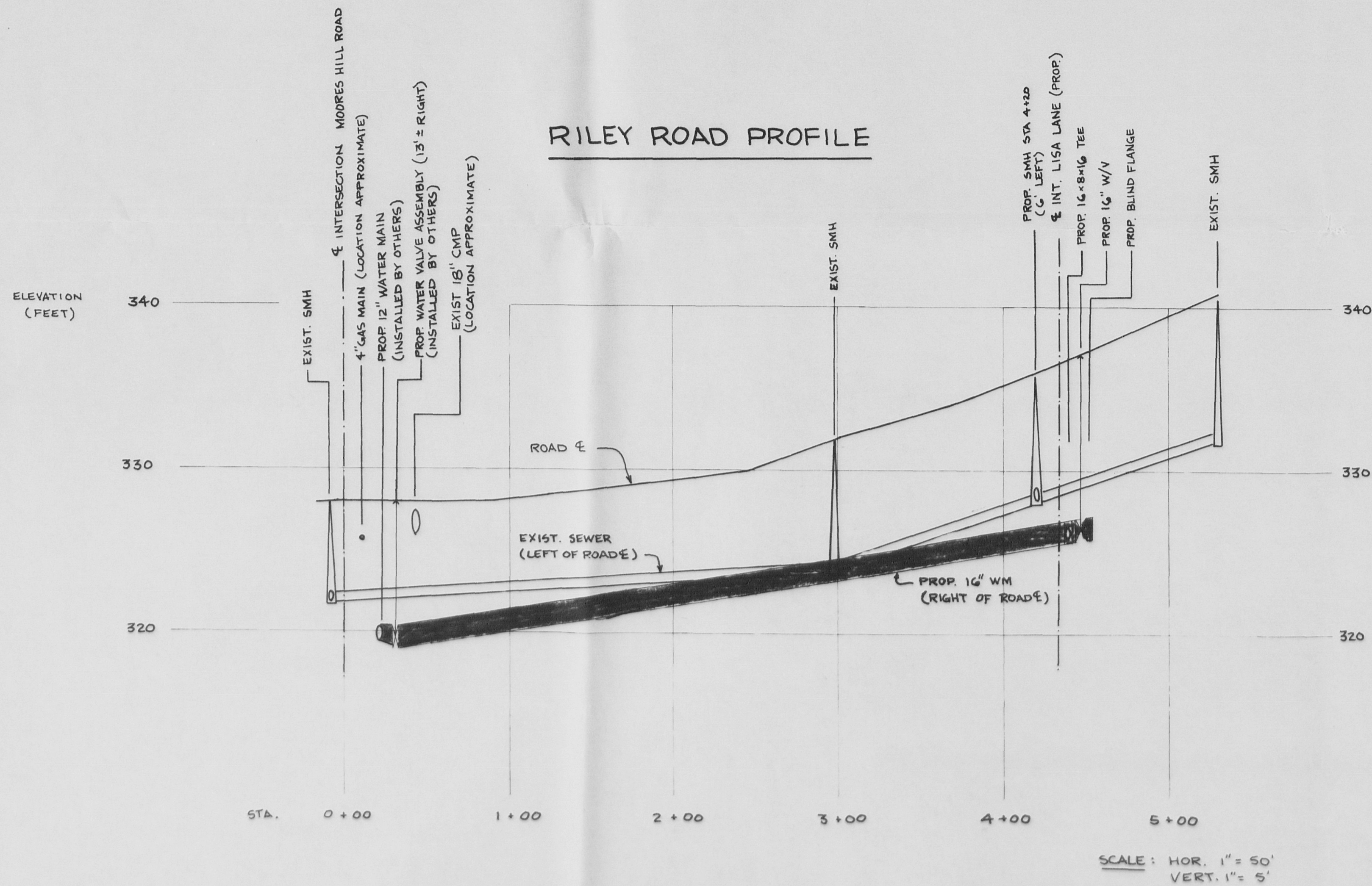


GERALD ZIMMERMAN P.E.LIC. NO. 4739





NOTE: ALL HYDRANT DRAIN HOLES MUST BE PLUGGED. HYDRANTS MUST BE WATER-TIGHT TO PREVENT GROUNDWATER FROM ENTERING. THESE HYDRANTS ARE TO BE MARKED THAT THEY MUST BE PUMPED OUT AFTER USE.



ORANGE COUNTY DEPARTMENT OF HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH

By direction of the State Commissioner of Health these plans are hereby approved pursuant to the Public Health Law. See first sheet for date and signature.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

OCT 10 2000

James P. [Signature]

THIS SHEET 5 OF 5 IS INVALID / INCOMPLETE WITHOUT THE REMAINING 4 SHEETS OF THIS 5 SHEET SET.

TOWN APPROVAL BOX

REVISIONS:

- Δ JAN. 15, 1996 WM EXT.
- Δ JUNE 20, 1996 OCHD
- Δ AUG 8, 1996 OCHD
- Δ OCT. 31, 1996 "
- Δ JULY 1, 1999

GERALD ZIMMERMAN P.E. LIC. NO. 47391

SHEET NO. 5 OF 5

SCALE: NONE

DATE: DECEMBER 26, 1995

JOB NO. 90-15 DRAWN BY: YAV

DETAILS FOR C & R ENTERPRISES, INC. TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING, P.C. ROUTE 17M HARRIMAN, NEW YORK 10926 PHONE (914) 782-7976